



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 4, 2010 **REPORT NO.** PC-10-011

ATTENTION: Planning Commission, Agenda of February 11, 2010

SUBJECT: VERIZON MAR PLAZA - PROJECT NO. 168203. PROCESS 4.

**OWNER/
APPLICANT:** POWAY UNIFIED SCHOOL DISTRICT
/VERIZON WIRELESS

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 16601 Nighthawk Lane (on the Del Norte High School site) located within the Black Mountain Ranch Community Planning Area?

Staff Recommendation: See conclusion section of this report.

Community Planning Group Recommendation: The Rancho Penasquitos Community Planning Group recommended approval of this project by a vote of 11-6 at their July 1, 2009 meeting (Attachment 13).

Environmental Review: This project was determined to be exempt per the Categorical Exemption for New Construction or Conversion of Small Structures, Section 15303 in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 8, 2009 and the opportunity to appeal that determination ended on December 22, 2009.

Fiscal Impact Statement: No cost to the City. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

The San Diego Municipal Code allows WCF's throughout the City as a "separately regulated use." The intent of the regulations is to allow carriers to provide service throughout the City in a manner that is visually compatible and respectful of the neighborhood context.

This project is located in the Black Mountain Ranch Community Planning area at Del Norte High School located at 16601 Nighthawk Lane. The property is zoned AR-1-1 (Attachments 1, 2, 3, and 4). The high school is newly constructed and the antennas are proposed on stadium light standards located adjacent to a football field (Attachment 5). Equipment associated with the antennas is proposed to be located within an equipment shelter, adjacent to Nighthawk Lane to the north of the intersection of Nighthawk Lane and Camino San Bernardino.

Since this WCF is located within an agricultural zone and the antennas are located more than 100 feet from the property line of certain sensitive uses (day cares, elementary and middle schools, and single or multi-unit residences), this facility only requires a Neighborhood Use Permit. As the equipment enclosure is located within the 25-foot front yard setback and the shelter exceeds the 250 square foot maximum permitted size, a Planned Development Permit, Process 4, is also required.

PROJECT DESCRIPTION

This project proposes the installation of 6 antennas (3 sectors of 4 antennas each). The antennas will be attached to an existing stadium light standard. Equipment associated with the antennas will be located within an enclosure near the property line, within the setback, adjacent to Nighthawk Lane. The enclosure will be cut into the hillside and designed to match structures associated with the high school. Landscape, consistent with the hillside, will be provided to help screen the enclosure.

The City's General Plan calls for WCF's to be respectful of the neighborhood context. By mounting the antennas on an existing vertical element, the WCF is able to fit within the neighborhood context and does not appear to be out of place. The equipment enclosure, however, is located adjacent to the public right-of-way, within the property's 25-foot front yard setback. This is not the most preferable location for the equipment enclosure. While the enclosure has been designed to be compatible with other structures associated with the high school, and landscape has been proposed, there are other locations on the school property that would better integrate the enclosure. The Poway Unified School District (PUSD) has selected the proposed equipment location as the most preferable location. The PUSD would prefer not to provide Verizon with 24/7 access to the campus and would not like to eliminate any usable space on campus. In addition, underground cable conduit has already been installed to facilitate locating the equipment at the proposed location. From a planning perspective, the proposed equipment enclosure is highly visible from the public right-of-way on a property that is 62 acres, which affords many opportunities to locate the equipment in a less visible location.

CONCLUSION

The proposed location of the equipment enclosure, within the setback adjacent to the public right-of-way is a concern to Staff. The equipment could potentially be located outside of the setback in another location on the school property that would be less visible from the public right-of-way. An alternate location for the equipment could eliminate the need for a Planned Development Permit if the equipment shelter complied with the 250 square foot maximum size requirement.

Staff has provided draft findings in the affirmative to approve Neighborhood Use Permit (NUP) No. 706043 and Planned Development Permit (PDP) No. 706044. This project may be found to be consistent with the WCF regulations (Land Development Code section 141.0420), the City's General Plan, and has been recommended for approval by the community planning group. However, a formal recommendation to either approve or deny this project has not been provided, as the proposed location of the equipment associated with this facility is not the most preferred option. (It should be noted that the PUSD could build a school-related building in this same location without being reviewed by the City or being required to obtain a permit from the City.)

ALTERNATIVES

1. **Approve** Neighborhood Use Permit No. 706043 and Planned Development Permit No. 706044, **with modifications.**
2. **Deny** Neighborhood Use Permit No. 706043 and Planned Development Permit No. 706044, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet

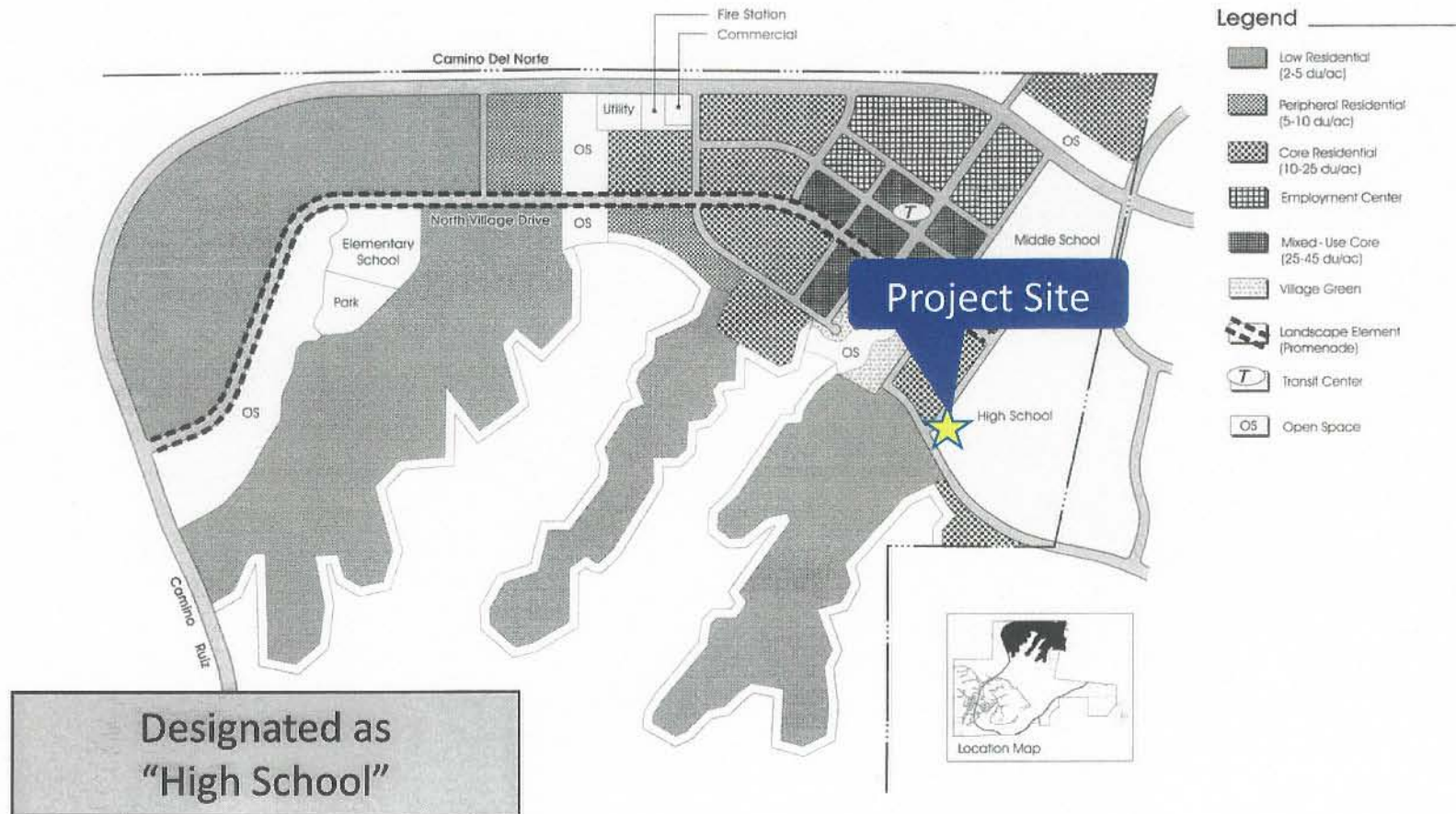
5. Photo Simulations
6. Site Justification Letter and Coverage Maps
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Photo Study
10. Project Chronology
11. Notice of Public Hearing
12. Ownership Disclosure Statement
13. Community Planning Group Minutes
14. Project Plans



Aerial Photo

Verizon - Mar Plaza - Project Number 168203

16601 Nighthawk Lane



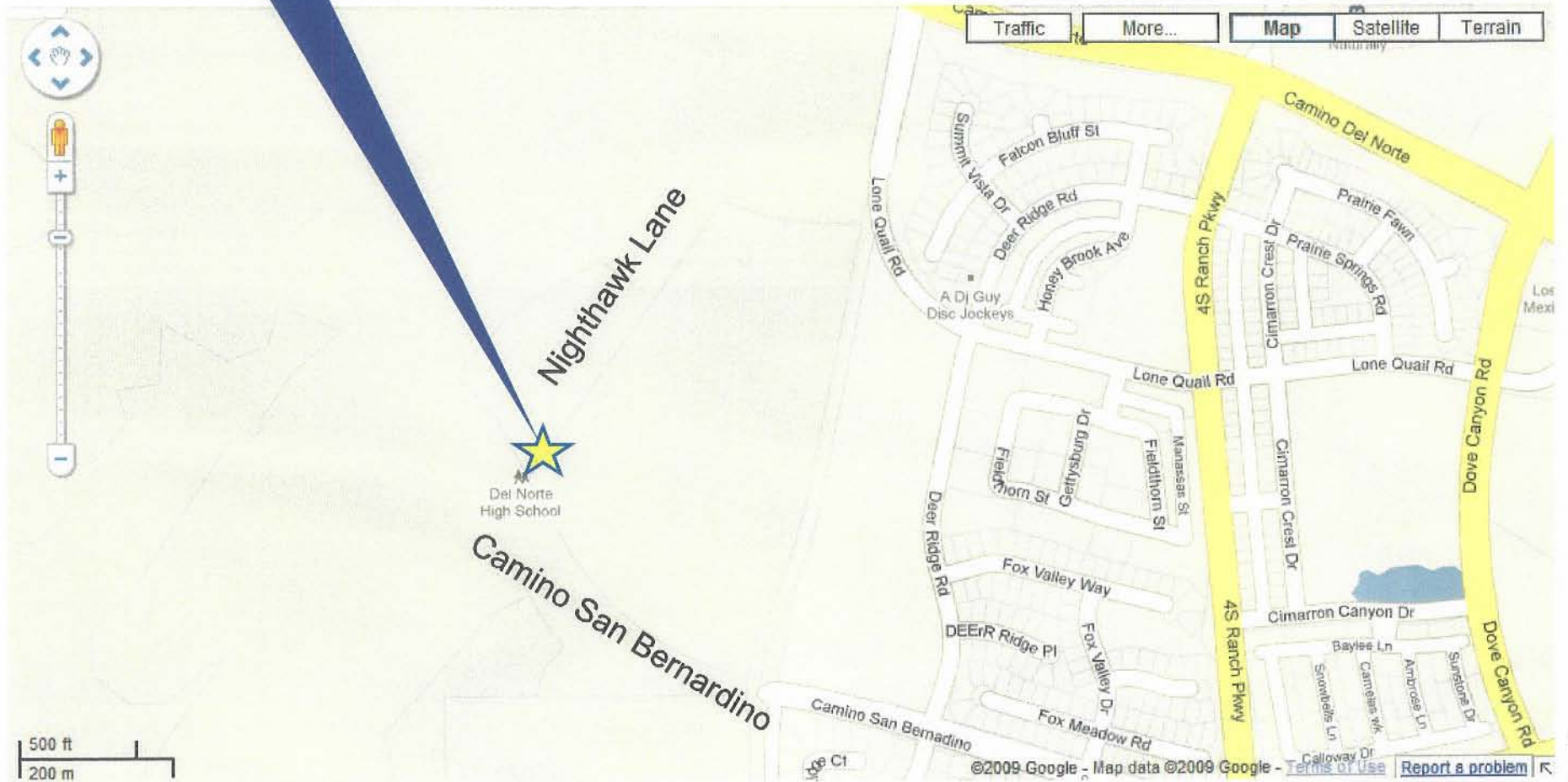
Community Plan Land Use Designation

Verizon – Mar Plaza – Project Number 168203

16601 Nighthawk Lane



Project Site



Project Location Map

Verizon – Mar Plaza – Project Number 168203

16601 Nighthawk Lane



PROJECT DATA SHEET

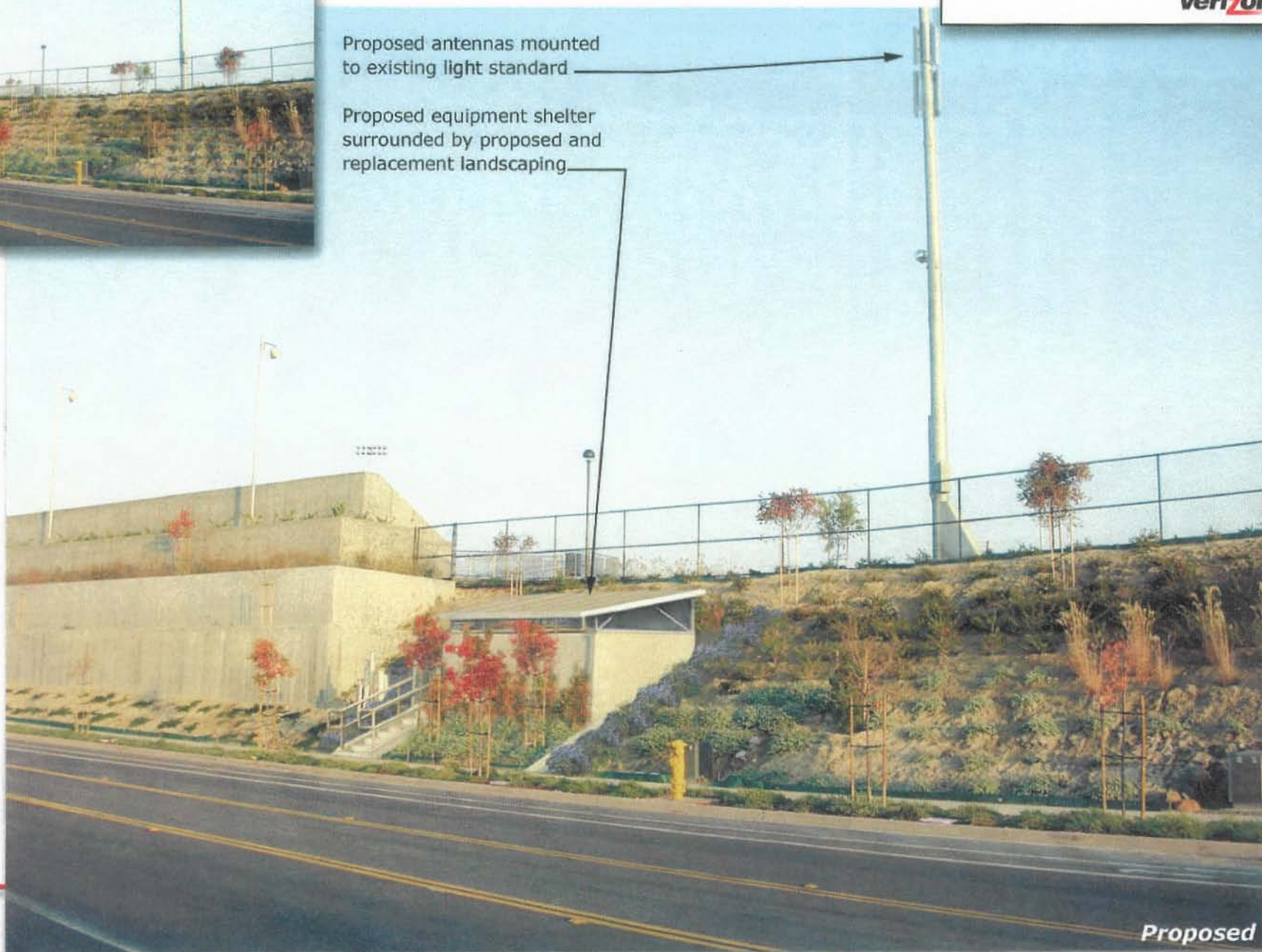
| | | |
|---|---|--------------------------|
| PROJECT NAME: | Verizon – Mar Plaza | |
| PROJECT DESCRIPTION: | A Wireless Communication Facility (WCF) consisting of 6 antennas mounted on an existing stadium light standard. Equipment associated with the antennas will be located within a new enclosure adjacent to Nighthawk Lane. | |
| COMMUNITY PLAN AREA: | Black Mountain Ranch | |
| DISCRETIONARY ACTIONS: | Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) | |
| COMMUNITY PLAN LAND USE DESIGNATION: | High School | |
| <p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p style="text-align: center;">ZONE: AR-1-1 (Agricultural)</p> <p style="text-align: center;">HEIGHT LIMIT: 30</p> <p style="text-align: center;">LOT SIZE: n/a</p> <p style="text-align: center;">FLOOR AREA RATIO: n/a</p> <p style="text-align: center;">FRONT SETBACK: 25</p> <p style="text-align: center;">SIDE SETBACK: 20</p> <p style="text-align: center;">STREETSIDE SETBACK: n/a</p> <p style="text-align: center;">REAR SETBACK: 25</p> <p style="text-align: center;">PARKING: n/a</p> | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Commercial, CC-4-5 | Future Commercial |
| SOUTH: | Multi-unit Residential, RM-1-2 | Future Residential |
| EAST: | County of San Diego | High School/Residential |
| WEST: | Single and multi-unit Residential, RS-1-14 and RM-2-5 | Residential |
| DEVIATIONS OR VARIANCES REQUESTED: | Encroachment into the front yard setback and a 296 sq. ft. equipment enclosure where 250 sq. ft. is allowed. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | Recommended for approval 11-6 at the July 1, 2009 Rancho Penasquitos Community Planning Group meeting. | |



Existing

Proposed antennas mounted
to existing light standard

Proposed equipment shelter
surrounded by proposed and
replacement landscaping



Proposed

Photosimulation of proposed telecommunications site

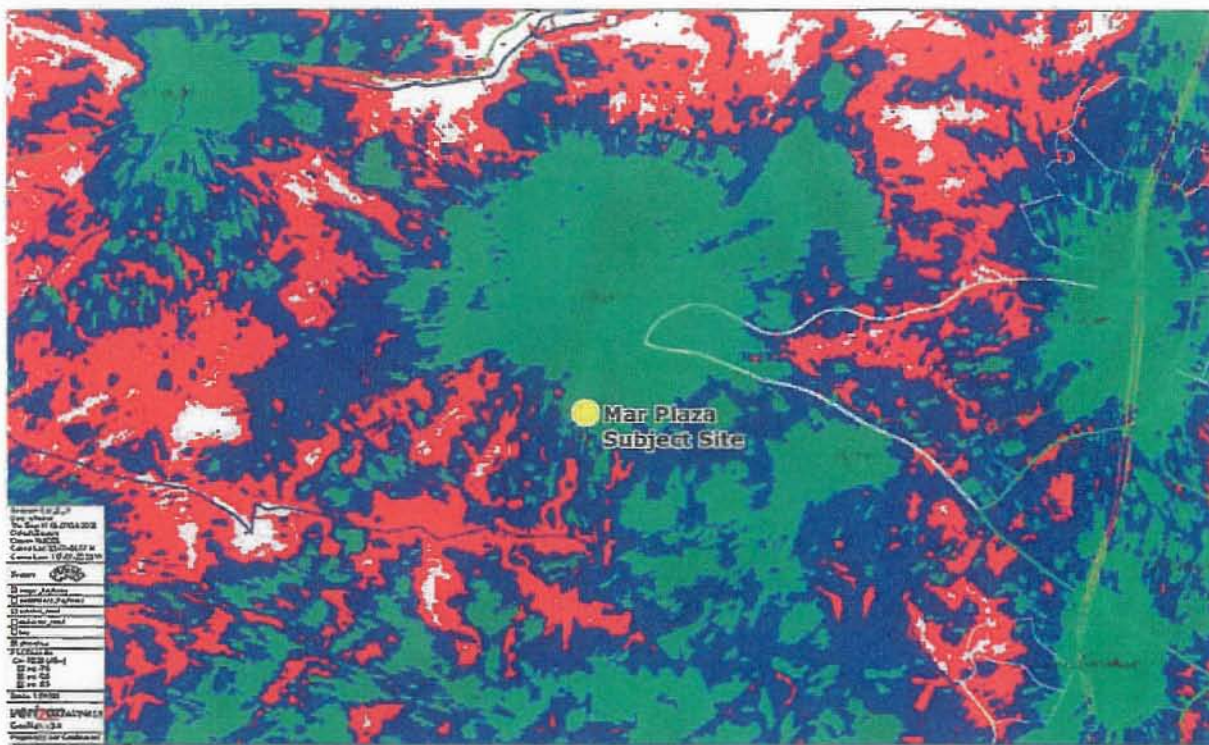
Surrounding sites:

BLACK MTN SD 140002 Black Mountain Rd. San Diego 92129
 CARMEL HIGHLAND 15330 AVENUE OF SCIENCE San Diego 92128
 CARMEL POINT 15050 AVE OF SCIENCE San Diego 92128
 CARMEL VY/BLKMT9291 OVIEDO ST. San Diego 92129
 DEL DIOS HWY 18040 Calle Ambiente Rancho Santa Fe 92067
 FIREWATER 16930 Four Gee Rd San Diego 92127
 LAKE HODGES 18655 W Bernardo Dr San Diego 92128
 PROMONTORY 11440 W. BERNARDO CT San Diego 92127
 RB VILLAGE 17010 Pomerado Rd San Diego 92128
 SANTA LUZ 7150 Black Mtn Rd San Diego 92130
 SONY / HP16900 Camino San Bernardo San Diego 92127
 WRIGHTS LAKE 17651 Circa Del Norte Rancho Santa Fe 92067

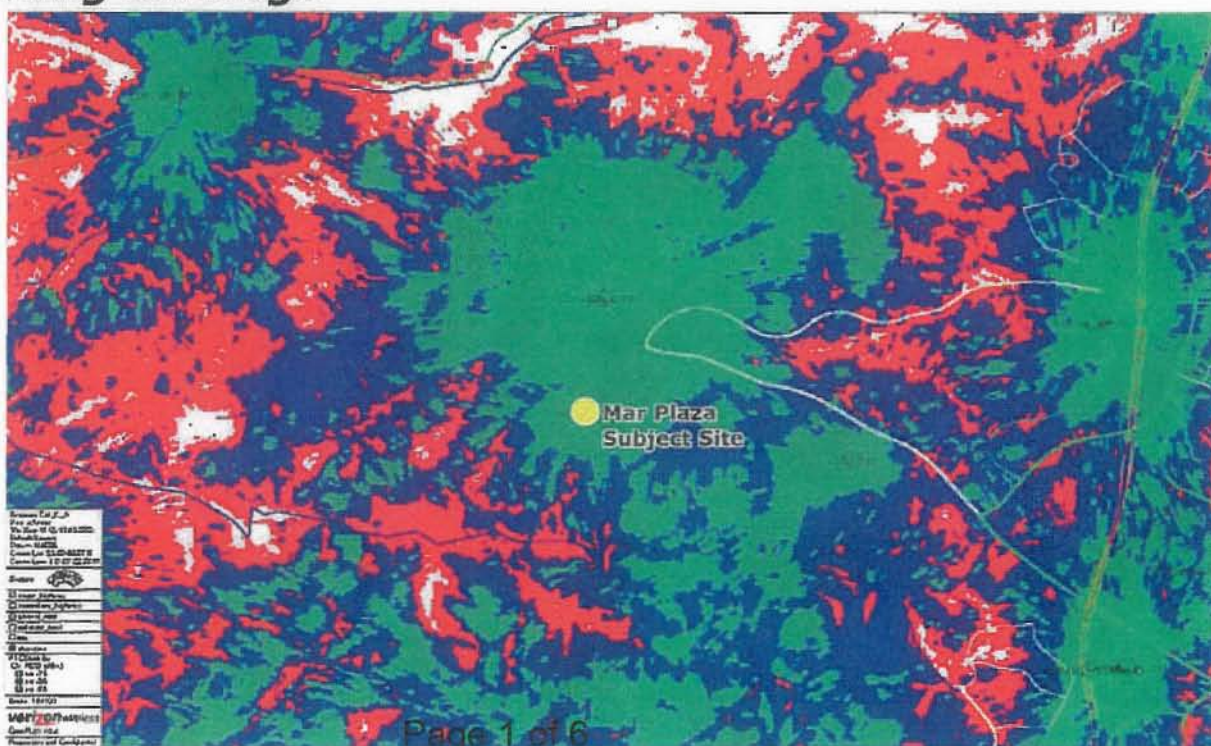
ATTACHMENT 6

Mar Plaza

Camino San Bernardo
 San Diego, CA 92128



Existing coverage



Proposed coverage

Coverage Levels:

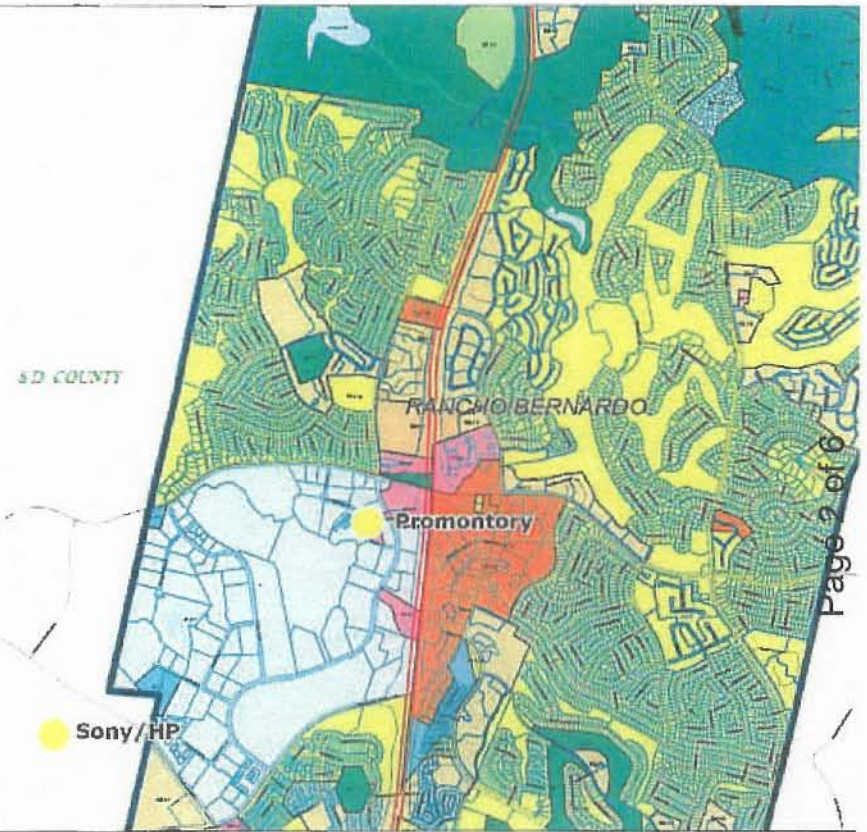
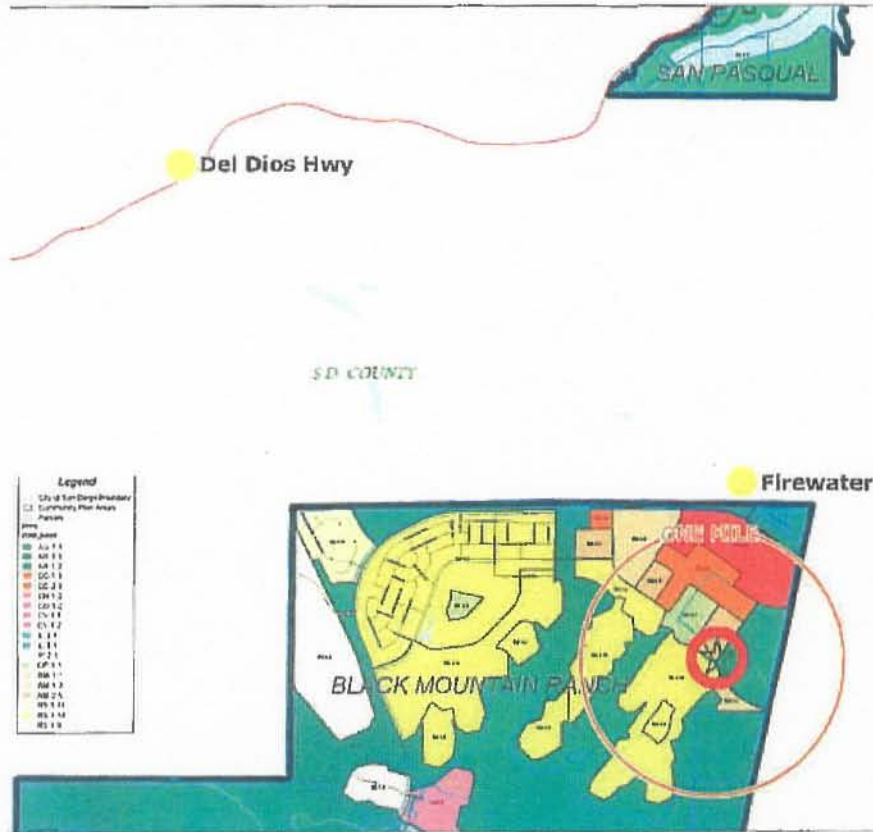
- Excellent
- Good/Variable
- Poor

Mar Plaza

Camino San Bernardo
San Diego, CA 92128



ATTACHMENT 6

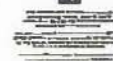
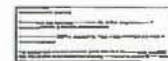


Page 2 of 6

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RB VILLAGE 17010 Pomerado Rd San Diego 92128
SANTA LUZ 7150 Black Mtn Rd San Diego 92130
SONY / HP16900 Camino San Bernardo San Diego 92127
WRIGHTS LAKE 17651 Circa Del Norte Rancho Santa Fe 92067

Legend

- Search Ring
- Selected Site
- Existing sites within 1 mile radius:
No existing sites within 1 mile
- Alternative Sites:
No alternative sites



City of San Diego
Development Services Department

GRID TILE: 42 & 43

GRID SCALE: 800

DATE: 12/18/2007 9:54:50 AM



PROJECT DESCRIPTION

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

"Mar Plaza"
Camino San Bernardo
San Diego, CA 92127

Prepared for:

City of San Diego
Land Development Review
Planning Department
1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029

(619) 223-1357
Contact: Shelly Kilbourn, Planning Consultant

October 22, 2008



PROJECT DESCRIPTION

Verizon Wireless (VZW) is proposing to construct, operate, and maintain a wireless telecommunication facility consisting of the installation of 2 rad centers of 3 antennas each for a total of six (6) antennas attached to an existing stadium field light. The rad centers are located at 66' and 61'. The associated equipment will be located on the ground inside a new equipment shelter located along Mascot Lane. The equipment compound will be designed to match the existing campus and stadium. A Photographic Survey and Photo simulations are provided with the application for the city's review, along with a Technical Analysis and Coverage Maps which visually represent Verizon's need for increase coverage in this area. The specific location and design of the proposed facility is illustrated in further detail on the plot plan and elevation drawings.

PROJECT JUSTIFICATION

Verizon Wireless is a public utility, licensed and regulated by the Federal Communications Commission (FCC) and informally by the California Public Utilities Commission (CPUC), and authorized to develop and operate wireless telecommunications networks throughout the United States. VZW engineers responsible for the overall design and operation of the network want to ensure that network coverage is available throughout the San Diego County. The proposed site location is essential to meeting the network's current capacity and coverage needs in the developing 4S Ranch area and the dense residential areas surrounding Del Norte High School more specifically. At present, there is insufficient network coverage to the roadways, homes, and public venues located in this portion of the City of San Diego. The proposed facility is intended to address this need, and by design will interface with neighboring sites to provide high quality, consistent network operations to VZW customers.

SITE CHARACTERISTICS

The land use designation of the proposed site is AR1-1, agricultural. The project site's current use however is for a public High School. The site is under construction therefore there are no existing carriers. However a Master Limited Use Permit for the installation of 4 carrier designs on campus was approved by City staff in 2007. The proposed use is an unmanned wireless communication facility defined as a minor impact utility in the city zoning ordinance.

The surrounding land uses are as follows:

| | |
|--------|-------------|
| North: | Agriculture |
| South: | Residential |
| East: | Residential |
| West: | Raw Land |

**SITE SELECTION/PREFERRED SITES**

The proposed project site is designated AR-1-1 which is classified as an agricultural use. The project is not located on a residentially zoned or used property which is preferred however the equipment is located within the setback at the request of the Poway Unified School District and subsequently, the site will require a Planned Development Permit.

OPERATION & MAINTENANCE

Once constructed and operational, the communications facility will provide 24-hour service to its users seven (7) days a week. Apart from initial construction activity, a VZW technician will service the facility on an as-needed basis. Generally, this is likely to occur once per month during normal working hours, although a computer may handle much of the operational adjustments remotely. A VZW technician in a service van or pickup truck-size vehicle will perform the routine maintenance operations. Beyond this routine maintenance service, VZW typically requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted during an emergency.

NOISE/ACOUSTICAL INFORMATION

Verizon is proposing to use outdoor equipment cabinets housed inside a 240 square foot CMU equipment enclosure with a metal canopy roof. Because Verizon will be using outdoor equipment cabinets AC units are not necessary at this site. The project will comply with the City's established noise requirements.

LANDSCAPING

Please refer to the zoning drawings. Verizon has included a Landscape Development Plan for staff review. Significant landscaping is already being installed on site and to the immediate area surrounding the equipment to soften the appearance and screen the enclosure.

HAZARDOUS MATERIALS

Sealed lead acid batteries are used for back-up power in the event of a power failure on most Verizon Wireless facilities. The batteries are often referred to as "gel cell" type batteries. Prior to the issuing of Building Permits Verizon will complete the Hazardous Materials Questionnaire and get the appropriate approvals from County Hazmat.

CO-LOCATION OF OTHER CARRIERS

As previously stated, a Master Limited Use Permit was approved in 2007 for the installation of 4 separate wireless facilities on campus. The site is under construction therefore there are no existing carriers on site.

**LEASE AREA**

The lease area is shown on the plot plan drawings and is called out as approximately 240' (12' x 20') square feet.

OPERATIONAL FREQUENCY CRITERIA

The FCC has allocated a portion of the radio spectrum to VZW for the provision of cellular, broadband and paging technologies. The proposed communications facility will transmit at a frequency range of 835 to 849 MHz and 1870 to 1885MHz. The power required to operate the facility typically does not exceed 200 watts per channel. By design, the VZW facility is a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced. When operational, the transmitted signals from the site will consist of non-ionizing waves generated at less than one (1) microwatt per square centimeter, which is significantly lower than the Federal Communications Commission (FCC) standard for continuous public exposure of 900 microwatts per square centimeter. The proposed PCS communications facility will operate in full compliance with the standards for radio frequency emissions as adopted by the FCC.

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD USE PERMIT NO. 706043
PLANNED DEVELOPMENT PERMIT NO. 706044
VERIZON – MAR PLAZA
PROJECT NO. 168203
PLANNING COMMISSION

This Neighborhood Use Permit (NUP) No. 661262 and Planned Development Permit No. 706044 is granted by the Planning Commission of the City of San Diego to the POWAY UNIFIED SCHOOL DISTRICT, Owner, and VERIZON WIRELESS, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The site is located at 116601 Nighthawk Lane in the AR-1-1 zone of the Black Mountain Ranch Community Plan. The project site is legally described as Parcel 2 of Parcel Map No. 17995 in the City of San Diego, County of San Diego, State of California, according to the Map Thereof filed in the Office of the County Recorder of San Diego County March 11, 1998.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct and operate a Wireless Communication Facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 11, 2010, on file in the Development Services Department.

The project shall include:

- a. A total of six (6) antennas consisting of two antenna sectors of three antennas each. The antennas will be mounted on an existing stadium light standard. The equipment is located within the setback and the equipment enclosure exceeds the 250 square foot maximum permitted. A Planned Development Permit is being processed to allow these deviations. Equipment associated with the antennas will be located within an enclosure located adjacent to the Nighthawk Lane public right-of-way;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Neighborhood Use Permit (NUP), Planned Development Permit (PDP), and corresponding use of this site shall **expire on February 11, 2020**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
5. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new (NUP and PDP) application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
6. Under no circumstances, does approval of this permit authorize American Tower or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the

matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

15. The project proposes to export 70 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

16. The drainage system proposed for this development, as shown on the Site Plan, is private and subject to approval by the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for sidewalk underdrains in the Nighthawk Lane Right-of-Way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Nighthawk Lane Right-of-Way.

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Nighthawk Lane Right-of-Way.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

23. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permits for buildings the Permittee/Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

25. Prior to Final Inspection and activation of this Wireless Communication Facility, it shall be the responsibility of the Permittee/Owner to install all required landscape.

26. The Permittee/Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

28. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

29. All cables associated with the antennas shall be routed internally within the stadium light standard. No "dog houses" for cabling are permitted. Cables shall be routed underground to the equipment enclosure.

30. Prior to building permit issuance, the permittee shall provide a radio frequency model study to demonstrate compliance with the Federal Communication Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in this model study. The report shall be prepared by a certified radio frequency engineer and shall demonstrate that the site complies with all FCC, Cal-OSHA, and any other applicable safety regulations.

31. Proposed lighting associated with the equipment enclosure shall be shaded and adjusted to fall on the developed portions of the property only and in accordance with the applicable regulations in the SDMC. Lighting shall be directed away from residential uses.

32. The antennas shall be painted to match the stadium light standard.

33. The stamped, approved photo simulations (part of Exhibit "A") shall be printed in color on the construction document plan set.

34. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

35. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

INFORMATION ONLY:

- ☐ Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- ☐ This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on February 11, 2010,
Resolution Number PC-XXXX.

ATTACHMENT 7

Permit Type/PTS Approval No.: NUP/706043
PDP/706044
Date of Approval: 2/11/10

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

POWAY UNIFIED SCHOOL DISTRICT
Owner

By _____
Carl Rossi

VERIZON WIRELESS
Permittee

By _____
Bill D'Agostino
Executive Director

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

Rev. 02/04/08 rh

PLANNING COMMISSION
RESOLUTION NO. PC-####
NEIGHBORHOOD USE PERMIT – 706043
PLANNED DEVELOPMENT PERMIT – 706044
VERIZON – MAR PLAZA
PROJECT NUMBER 168203

WHEREAS, POWAY UNIFIED SCHOOL DISTRICT, Owner, and VERIZON WIRELESS, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility (WCF) consisting of 6 antennas attached to an existing stadium light standard. Equipment associated with the antennas will be located within a new equipment enclosure adjacent to the Nighthawk Lane public right-of-way (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 706043 and 706044);

WHEREAS, the project site is located at 16601 Nighthawk Lane in the AR-1-1 zone of the Black Mountain Ranch Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 17995 in the City of San Diego, County of San Diego, State of California, according to the Map Thereof filed in the Office of the County Recorder of San Diego County March 11, 1998;

WHEREAS, on February 11, 2010, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 706043 and Planned Development Permit No. 706044 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the City Council adopts the following written Findings, dated February 11, 2010

FINDINGS:

Neighborhood Use Permit - Section 126.0205

1. The proposed development will not adversely affect the applicable land use plan;

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the antennas are proposed to be located on an existing stadium light standard at a high school. The antennas will be attached to an existing vertical element, painted to match the light standard, and will be flush-mounted to the pole. Based on this design, the WCF will respectfully integrate with the high school campus and the surrounding existing and proposed residential uses. This will meet the intent of the City's General Plan and the WCF regulations.

The General Plan continues to state that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." This is an agricultural zone developed as a high school. The antennas will be attached to an existing vertical element, stadium light standards, which are an appropriate fixture at a high school football field. The equipment enclosure will be designed to match

other buildings on site and landscape screening will be added to improve views of the facility. As a result, the design of this WCF will respect the neighborhood context.

The Black Mountain Ranch Community Plan does not address WCF with a specific land use recommendation. Based on the project's design, the facility will comply with the City of San Diego's General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires that Verizon Wireless submit a RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

WCF's are required to blend in and camouflage with areas where they are proposed. One way that WCF's can achieve this design requirement is through attaching to an existing vertical element. In this case, the installation of six antennas will be accomplished by flush-mounting the antennas to an existing stadium light standard. The equipment associated with the antennas is proposed to be located in a 296 square foot enclosure located adjacent to Nighthawk Lane within the setback and exceeding the allowable 250 square feet allowed. A Planned Development Permit is being processed for these deviations. Landscape screening will be provided around the enclosure and the design will be compatible with other buildings on campus. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the antennas are proposed to be located on an existing stadium light standard at a high school. The antennas will be attached to an existing vertical element, painted to match the light standard, and will be flush-mounted to the pole. Based on this design, the WCF will respectfully integrate with the high school campus and the surrounding existing and proposed residential uses. This will meet the intent of the City's General Plan and the WCF regulations.

ATTACHMENT 8

The General Plan continues to state that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” This is an agricultural zone developed as a high school. The antennas will be attached to an existing vertical element, stadium light standards, which are an appropriate fixture at a high school football field. The equipment enclosure will be designed to match other buildings on site and landscape screening will be added to improve views of the facility. As a result, the design of this WCF will respect the neighborhood context.

The Black Mountain Ranch Community Plan does not address WCF with a specific land use recommendation. Based on the project’s design, the facility will comply with the City of San Diego’s General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires that Verizon Wireless submit a RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code;

WCF’s are required to blend in and camouflage with areas where they are proposed. One way that WCF’s can achieve this design requirement is through attaching to an existing vertical element. In this case, the installation of six antennas will be accomplished by flush-mounting the antennas to an existing stadium light standard. The equipment associated with the antennas is proposed to be located in a 296 square foot enclosure located adjacent to Nighthawk Lane within the setback and exceeding the allowable 250 square feet allowed. A Planned Development Permit is being processed for these deviations. Landscape screening will be provided around the enclosure and the design will be compatible with other buildings on campus. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other wireless devices. The facility provides these wireless services in a way that is aesthetically compatible and blends in with the residential context and high school that surrounds it. Therefore, this development will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The Wireless Communication Facility regulations limit the size of equipment enclosures to 250 square feet. In this case, the equipment enclosure is proposed to be 296 square feet. The design of the equipment enclosure is compatible with other buildings on the high school campus and landscape screening has been provided to improve views of the facility. If the building was designed to meet the 250 square foot maximum size, the WCF might have a lower data capacity which could necessitate future expansion. Verizon's minimum size for enclosures is 296 square feet and in order to provide coverage and capacity as planned, the size cannot be reduced. As designed, the enclosure will match the adjacent retaining wall, is proposed to be cut into the slope to minimize its bulk and size, and landscape screening is proposed to help minimize the appearance of the shelter.

The equipment enclosure is proposed within the setback. The property is agriculturally zoned while the property is developed as a high school. Structures built by the high school for educational purposes do not need to adhere to the City's setback requirements. In this case, the Verizon equipment enclosure has been located adjacent to the public right-of-way to allow convenient access for Verizon technicians, limit access to the school property by Verizon, and preclude the elimination of usable school space.

Based on these considerations, the equipment enclosure's excess square footage and encroachment into the setback are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 706043 and Planned Development Permit No. 706044 is hereby APPROVED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 706043 and 706044, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Associate Planner
Development Services

Adopted on: February 11, 2010



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

Verizon Wireless
"Mar Plaza"
Camino San Bernardo
Poway, CA 92064

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
Verizon Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

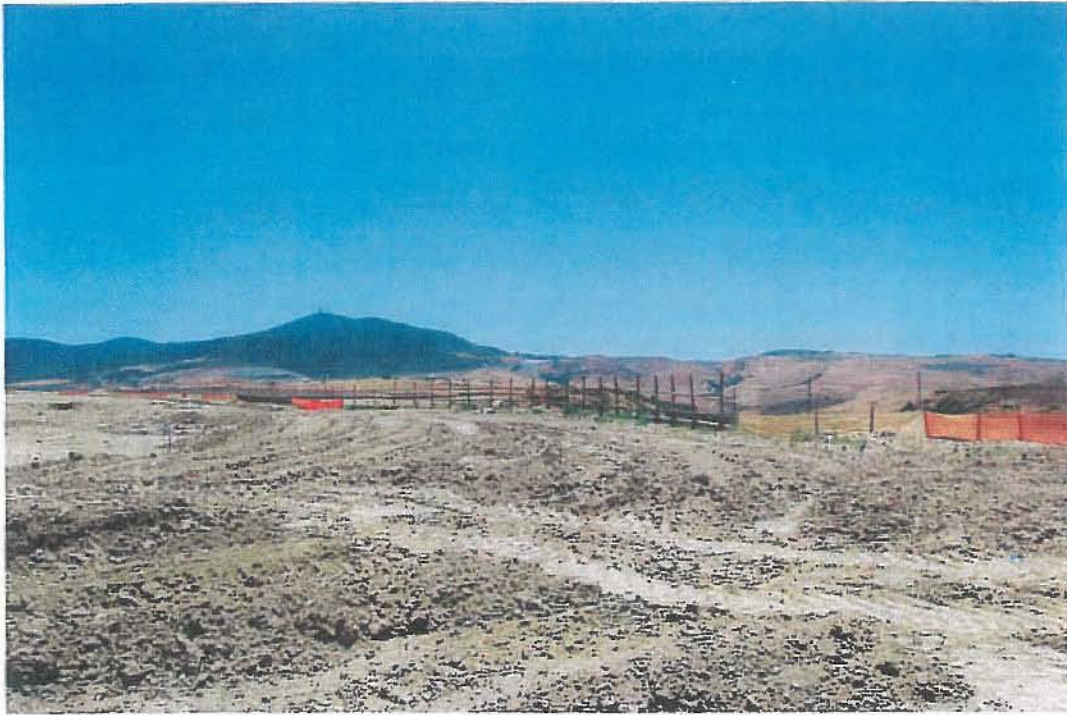
October 8, 2008



NORTH ELEVATION (VIEW OF BLEACHERS AND PROPOSED STADIUM LIGHT)



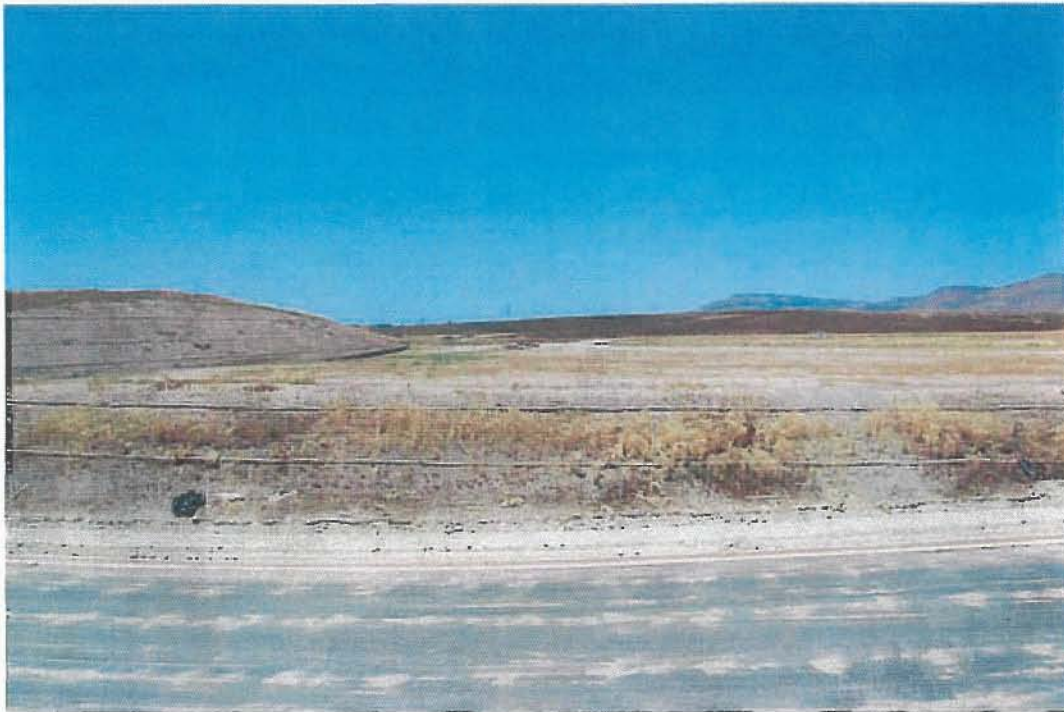
VIEW NORTH



VIEW SOUTH



VIEW EAST



VIEW WEST



VIEW OF PROPOSED EQUIPMENT LOCATION (MASCOT LANE & CAMINO SAN BERNARDO)



AERIAL VIEW OF SUBJECT PARCEL

Verizon – Mar Plaza
PROJECT CHRONOLOGY
PTS #168203

| Date | Action | Description | City Review | Applicant Response |
|-----------|-----------------------------|--|-------------|--------------------|
| 1/20/09 | Project Deemed Complete | | | |
| 2/23/09 | First Assessment Letter | | 34 | |
| 5/8/09 | Second Submittal | | | 74 |
| 6/16/09 | Second Assessment Letter | | 39 | |
| 7/10/09 | Third Submittal | | | 24 |
| 8/5/09 | Third Assessment Letter | | 26 | |
| 10/16/09 | Fourth Submittal | | | 72 |
| 11/24/09 | All issues resolved | | 39 | |
| 2/11/2010 | Planning Commission Hearing | Originally tentatively scheduled for 1/21/2010; rescheduled to 2/11/2010 due to possible redesign. | 79 | |

| | |
|--|------------------------|
| Total Staff Time (Average at 30 days per month): | 217 days (7.2 months) |
| Total Applicant Time (Average at 30 days per month): | 170 days (5.6 months) |
| Total Project Running Time (Years/Months/Days): | 387 days (12.9 months) |



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 27, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

| | |
|------------------------------|--|
| DATE OF HEARING: | February 11, 2010 |
| TIME OF HEARING: | 9:00 A.M. |
| LOCATION OF HEARING: | Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101 |
| PROJECT TYPE: | Neighborhood Use Permit and Planned Development Permit, Process 4 |
| PROJECT NUMBER: | 168203 |
| PROJECT NAME: | <u>VERIZON – MAR PLAZA</u> |
| APPLICANT: | Kerrigan Diehl, Plancom, Inc., Agent for Verizon Wireless |
| COMMUNITY PLAN AREA: | Black Mountain Ranch |
| COUNCIL DISTRICT: | District 1 |
| CITY PROJECT MANAGER: | Alex Hempton, AICP, Associate Planner |
| PHONE NUMBER: | (619) 446-5349 |

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of 6 antennas mounted on an existing stadium light standard. Equipment associated with the antennas will be located within a new enclosure, located adjacent to Nighthawk Lane to the north of the intersection of Camino San Bernardino and Nighthawk Lane. This project is located on Del Norte High School (Poway Unified School District property) at 16601 Nighthawk Lane.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning

ATTACHMENT 11

Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on December 8, 2009 and the opportunity to appeal that determination ended December 22, 2009.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No. 23431793

Revised 12/5/08 RH



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval(s) requested: ☒ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☒ Other Telecommunications

Project Title

Project No. For City Use Only

Verizon - "Mar Plaza" aka, Del Norte High School

Project Address:

Corner of San Bernardo (APN: 768-230-08-00)

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

Poway Unified School District

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

13628 Twin Peaks Road

City/State/Zip:

Poway, CA 92046

Phone No:

858-679-2570

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

This information is available in alternative formats for persons with disabilities.
Be sure to see us on the World Wide Web at www.sandiego.gov/development-services
DS-318 (5-05)

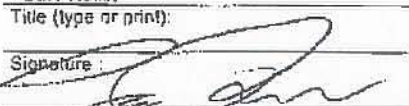
| | |
|---|--|
| Project Title: Verizon - "Mar Plaza" aka. Del Norte High School | Project No. (For City Use Only) |
|---|--|

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation (☒ Limited Liability -or- ☐ General) What State? CA Corporate Identification No. _____
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☐ Yes ☐ No

| | |
|--|---|
| Corporate/Partnership Name (type or print): Poway Unified School District <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 13628 Twin Peaks Road City/State/Zip: San Diego, CA 92104 Phone No: 858-679-2570 Fax No: Name of Corporate Officer/Partner (type or print): Carl Rossi Title (type or print): Signature:  Date: 10/16/2008 | Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date: |
| Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date: | Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date: |
| Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date: | Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date: |

Verizon

**Executive
Leadership**



Lowell McAdam
President and CEO



Martha Delehanty
Vice President - Human
Resources



Margaret Feldman
Vice President - Business
Development



Jim Gerace
Vice President - Corporate
Communications



John Stratton
Executive Vice President
& CMO



Anthony A. Lewis
Vice President - Open
Development



Anthony Melone
Senior Vice President &
CTO



Dan Mead
Chief Operating Officer



John Townsend
Vice President & CFO



Ajay Waghray
Chief Information Officer



Steve Zipperstein
Vice President - Legal &
External Affairs



Roger Gurnani
Senior Vice President of
Product Development



Tami Erwin
President - West Area



Jim McGean
President - South Area



David Small
President - Northeast Area



Marni Walden
President - Midwest Area



Mike Lanman
President – Enterprise and
Government Markets



Anthony Bowman
Vice President - West Area
Customer Service



Illinois/Wisconsin
T.J. Fox



Charlie Falco
Vice President - Customer
Service Operations



Eileen M. Creedon
Vice President - Northeast
Area
Customer Service



Kansas/Missouri
Brendan Fallis



Mark Harris
Vice President of National
Government Sales and
Operations



Brian Stacy
Vice President - South
Area
Customer Service



Michigan/Indiana/Kentucky
Greg Haller



Rose M. Kirk
Vice President - National
Enterprise Sales &
Distribution

Region Leadership

Midwest Area



Great Plains
Nancy B. Clark



Ohio/Pennsylvania
Roger Tang

Northeast Area



New England
Kenneth Dixon



Christine Berberich
Vice President - Midwest
Area Customer Service



New York Metro
Patrick Devlin



Central Texas
Frank Antonacci



**Northern
California/Nevada**
Kevin Zavaglia



**Philadelphia Tri-State
Region**
Mario Turco



Florida
Pamela Tope



Pacific Northwest
Kelley Kurtzman



Upstate New York
Marquett Smith



Georgia/Alabama
Jeff Mango



Southern California
Luis Cruz



**Washington-Baltimore-
Virginia**
Mike Maiorana



Houston/Gulf Coast
Kay Henze



Southwest
Tony Heyman

South Area



Carolinas/Tennessee
Jerald M. Fountain



South Central
Steve Smith

West Area



Mountain
Melanie Braidich



**Rancho Peñasquitos Planning Board
Meeting Minutes**

July 1, 2009

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, Bill Dumka, Sudha Garudadri, Tuesdee Halperin, Wayne Kaneyuki, John Keating, Lynn Murphy, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, Dennis Spurr

Absent: Morri Chowaike, Jim LaGrone, John Spelta

Community Members & Guests (Voluntary Sign-in): Dale Politte, Pam Blackwill, Jonathan Mark Newton, John & Ann Durkin, Lois Spann, Jane Engelbert, Dale A. Smith

-
1. The meeting was called to order at 7:43 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
 2. Agenda Modifications: Transportation Committee report item will need a formal recommendation from the Board.
 3. MINUTES: No corrections were recommended.
Motion: To approve the June 3, 2009 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - Sandstrom/Barker/Approved 14-0-2 abstentions (Murphy, Shoecraft).
 4. Guests: none
 5. NON-AGENDA, PUBLIC COMMENTS:
 - a. Bill Diehl reported that the fireworks display would be on July 3rd at Westview High School at dusk, hosted by Rancho Peñasquitos Rec Council. The skateboard park re-opened after 5 ½ months; unstaffed. The wooden structures have been demolished & removed; asking for input on what types of structures the skateboarders would like in their place, but have not received any suggestions to-date. Diehl & Sellers added that the City is installing a new computer system which will be phased in by department over 2 years.
 - b. Scot Sandstrom requested clarification on the screening for the Cambridge School and whether it would stay with the CUP; Becker stated that he followed up with the City to be sure our screening conditions were included in the CUP.
 6. ANNOUNCEMENTS & INFORMATION ITEMS:
 - a. San Diego City Mayoral Office, Stephen Lew – not present
 - b. San Diego City Council District 1 Report – Stephen Heverly
 - Councilmember Lightner will participate in the Fireworks at Westview; she attended the Hilltop Park Flag raising ceremony and the PQ-NE Action Groups' Community picnic in June at Rolling Hills Park.
 - American Recovery & Reinvestment Act (ARRA) - City Council has established an ad-hoc committee to review proposed application for energy efficiency Block Grant program (approx. \$12.5 million) to draft San Diego's Energy Efficiency and Conservation Strategy; \$250,000 planning phase. Councilmember Lightner appointed Dr. Paul Linden, a professor of Environmental Science and Engineering at UCSD to the committee; more information is available on District 1 website.
 - People's Ordinance Grand Jury ruling – Lightner is concerned the ruling didn't substantiate their findings. Grand Jury recommends the repeal of the People's Ordinance

(1919, Municipal Code that requires the City to pay for trash collection if it can be put out to the curb.) City Council rejected the ruling and Lightner is concerned that it is inequitable to multi-family units. The issue was sent back to the Rules Committee to review IBA report with possible recommendations to the Grand Jury ruling.

- State is tentatively considering taking Cities' gas tax funds to fill the budget gap; San Diego's estimated loss is \$22 million and gas tax funds are used to pay for road maintenance.

- Council District 1 budget expenses – Lightner took additional cuts beyond her initial cuts when taking office; staff supported her decision and will take similar cuts.

- Councilmember Lightner voted against the PPH Zone change because of the height limit changes; come back with a different zone that will allow for the same services.

- PFFP proposed Fees/Schedule changes – Diehl reported that Council's LU & H Committee voted to defer approval of the PFFP language change which stated that developers will not have to pay DIF fees until final inspection; Lightner opposed the change because there would no money available for projects while development was ongoing. Diehl added that the San Diego Park Board also opposed the change. At Sellers request, Heverly will keep RPPB informed when this item is scheduled on City Council's agenda.

- * Rhodes added that FBA fees will increase 7% next year and every year after for Torrey Highlands and he recommends that developers should pay interest when paying late.

- * Dumka stated that State Law requires that postponed fee collections for infrastructure projects must collect interest.

- * Sandstrom stated that he attended the meeting and Lightner asked for a continuance (no 2nd), wanted CPC to hear 1st before she would render an opinion. FBA change lasts only 2 years, sunsets. Sandstrom believes this will stimulate growth, accelerate cash flow in FBAs.

- * Rhodes is not opposed to it; Sandstrom added that DIF change does not sunset.

- * Sellers added that CPC heard the measure and supported it at their last meeting.

- Heverly reviewed Council District 1 staff changes.

c. San Diego City Planning & Community Investment Report, Tim Nguyen – not present

7. BUSINESS.

a. **Hamidy Properties, Alamazon Street (Action Item)** – Becker reported that the LUC confirmed with Wahid Hamidy that the geo technical report was supported and the cycle review signed off. RPPB had asked Hamidy to come back to the full board to apprise us of the completed approval. No action is necessary.

b. **Verizon Mar Plaza, Del Norte High School (Action Item)** – Kerrigan Diehl
The project (PDP as process 4, appealable to Planning Commission) contains 6 antenna flush mounted to stadium light standard at 61' & 66' heights. Light pole has coaxial cable inside, equipment cabinets will be located in a 12' x 24'8" enclosure placed along Nighthawk Alley (Mascot Lane) graded into the hillside within the 25' setback; embankment will be graded at street level. PUSD requested that location of the equipment be outside the campus so technicians could access without going through campus. RPPB Wireless Committee has reviewed the project twice; K. Diehl stated that the project was designed taking past community concerns into consideration.

i. Planning Board Member Comments:

- Sellers stated that the Wireless Committee is sending this project to the Board without recommendation due to disagreement with wireless on school sites and past experiences with projects in the community. The committee has fully vetted the project and made additional suggestions to the developer improving the project within the utilization of a school site/space.
- Committee comments that are both incorporated in the plan seen today:
 1. If possible, upgrade roof from metal to wood or tile; if not possible, change the roof color to match the masonry of the building.
 2. Landscape plan is subject to review by Jon Becker; reviewed & approved as presented.
- Becker inquired about the roof pitch? K. Diehl stated the roof pitch allows passive cooling instead of air conditioning and will be screened in. Becker stated that it could be an attractive nuisance and should be inaccessible to vandals.
- Kaneyuki stated the reason he wanted wood or tile roof is because this is the main road to the school and 500+ residents will pass by it daily, thought residents deserve better than cookie cutter metal roof.
- Politte would prefer residential roofing materials because this is a stand alone building.
- K. Diehl stated that the plans have not been presented to City staff yet; not opposed to changing it and will incorporate RPPB's suggestions, as possible. Sellers stated that the City does not consider this to be a residential site.
- Bende noted that there were discrepancies in the plan drawings A-2 & A-3 Lug Box & Telco cabinet boxes are on the inside & outside of the building. Upon review of the renderings: A-2, Equipment Enclosure Plan, the proposed Lug box (item #8) and Telco cabinet (item #13) should be located inside equipment enclosure if possible, and if not possible it should be painted to match the exterior of the enclosure and screened with landscaping to hide it.
- K. Diehl stated that it is incorrect and Telco Box will be inside the building; but will ask because typically there is only one Telco Box. Will also check on the Lug Box and if it needs to be there, it will be painted to match.
- Bende asked if there was a way to encapsulate the antenna on the poles. K. Diehl stated that staff looked at ray-domes, but felt that they get a better visual look with flush mounting than ray-doming them. Bende noted that other carriers will be able to co-locate antennas on this pole and other poles which will also bring in additional structures. Based on federal legislation, if we allow one company, we'll have no standing to object to other carriers in the future. Personally, he prefers no cell sites on school properties, but this is the most benign location for this on the campus. Bende would prefer the roofing materials to match with the school. Discussion: Potentially 3 additional carriers would need equipment structures - 1 adjacent to Verizon's collocating antennas on the same pole and two more structures on the other end of the bleachers collating antenna on the light pole there.
- K. Diehl stated that Verizon felt the PDP process makes for a better project, working with the school district, and is the only carrier proposing on this site at this time. Does not have information whether other carriers need coverage in the area or if they are planning to propose projects on this campus.

- Sellers added that the light standards were designed to house wireless antennas, PUSD planned ahead. He also noted that Verizon was not part of the BMMS wireless installations.
- Spurr stated that the equipment enclosure is an attractive nuisance and will attract graffiti. The roof needs to be durable and high enough, industrial in nature so kids won't climb on it or jump off.
- It was asked if there was any chance that the equipment facility could be placed underground? Spurr noted that undergrounding does not lend itself to accessibility for technicians and maintenance.
- Sandstrom applauded Verizon for planning a better project and by working with RPPB to make it a better project, in contrast to our past experience with carriers on school sites.
- Murphy added PUSD has learned that they are to include the community in planning of these projects. PUSD initially planned for the setback encroachment in their plans which pushed the City to send the project to be reviewed by RPPB.
- K. Diehl stated that all parties thought it was a better project and are cooperating.

ii. Public Questions & Comment: none

Motion: To approve the Verizon Mar Plaza wireless project (# 168203) subject to the following conditions: Lug Box (A-2, item #8) and Telco Cabinet box (A-2, item #13) be located inside the equipment enclosure if possible and if not, they are to be colored to match the exterior of the enclosure and be screened with additional landscaping to the highest extent possible. M/S/C – Sandstrom/Becker/Approved, 11 in favor – 6 against – 0 – 0.

K. Diehl noted that she has not seen the Telco cabinet on the outside of the enclosure in other project plans and did not see moving it inside as an issue.

c. **Our Lady of Mt. Carmel Church (Info Item)** – David Fifer, Architect

Keating announced that he was recusing himself.

Becker stated that OLMC presented their plans at the LUC meeting and that there are a number of community concerns; asking Mr. Fifer to present the plans with background information.

Fifer reported that his firm has been working with OLMC since 1998. OLMC held a community meeting last week, 300 flyers were distributed to neighboring residents. OLMC has made an application to amend their existing CUP.

The Church is original to the community, developed in the late 1970s. The Community Plan identified 2 church sites (OLMC & New Hope) at the intersection of Carmel Mtn. Rd. and Stoney Creek Rd. The church began in 1978 at an adjacent house with a use permit to conduct small religious gatherings. In 1982, they got a CUP to add a larger auditorium space on the 6.39 acre site.

The site is adjacent to the MHPA and includes a sliver of natural habitat along Carmel Mtn. Rd (hillside). Access is off Stoney Creek Rd. through 2 - 20' driveways. Presently the facilities total 15,500 sq. ft. including a 6,500 sq. ft. auditorium space with 264 parking spaces. Peak Sunday mass at 10 or 10:30am today seats 800-850 people.

In 1998, the church pursued a development permit at a new 10.5 acre site on Camino del Sur; pursued a master plan and got City & RPPB approval but were unable to get access to the site. OLMC needed to build a permanent church and came back to their original site.

OLMC has looked at 3 different building placements on the site. The site has multiple geology issues, fire mitigation, MHPA, and access difficulty. Depending on the placement of the buildings mitigation may be warranted.

Key plan elements:

- Remodel the existing 2-story church building for meeting rooms and classrooms (not a school).
- Add a new sanctuary building that seats approx. 1,071 and is located nearest the corner of Carmel Mtn. Rd. and Stoney Creek Rd. The plans include a 45' copper dome and 65' steeple near the center of the structure; height deviations would cause this project to be a process 4, RS 1-14 zone (community plan limits height at 35').
- The project includes a terrace between the 2 buildings
- 358 parking spaces.
- Existing modular buildings will be removed.

By placing the sanctuary out at the corner, they could give some identity to the community and the parish, something different than just the homes that line I-15. OLMC plans to resubmit to the City once recommended changes are incorporated.

Becker suggested that due to the community concerns RPPB might convene an Ad-Hoc committee to review plans, traffic/parking issues, bulk and scale, height issues, etc.

i. Planning Board Member Comments:

- Green roof is not good, asked to look at other alternatives
- Kaneyuki stated that he had concerns with the photo simulations and the dome heights represented; doesn't seem to represent the 65' steeple accurately—should be almost double the height of the other tall structure. Recommended that future simulations be from different angles/perspectives. Bende suggested that simulations from the parking lot and street levels be included.
- Murphy asked if RPPB has other churches with a height variance. Sandstrom stated that New Hope Church was approved with a 45' parapet wall on the main chapel above the entry. Approving 65' would set a new precedent. Murphy was concerned about view obstructions that were never obstructed before, for those who expected that height limit would remain at 35'.
- Rhodes reminded the board of the 1998 lawsuit that enjoined the Camino del Sur property and adjacent parcels due to vernal pools. Fifer stated that the state owned the land to the south eliminating access and that there were no vernal pools on their site; the church decided not to use it and came back to this parcel to redevelop. Rhodes believes they were forced back to this site and also noted that views are not guaranteed, but added that views from the neighbors toward the property should be reviewed.
- Dumka requested that project cross section views depicting the height deviations compared to the community plan limits to be reviewed by RPPB.
- Barker stated that the neighborhood residents have expressed concerns about the loss of the existing grass area; would it be possible to move the courtyard element to the intersection side of the existing building allowing the new church structure to be moved away from the corner? The shift could provide a bigger buffer/setback for those neighbors directly across the street from the property. Fifer said that is a possibility. 65' is too high in this community.

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- Sellers stated that a cross section rendering would be beneficial to review adding that as an example, St. Gregory's Church in Scripps Ranch is out of place in its neighborhood that has similar southwestern architecture, blue roof. Height will be vetted by the committee and community. Copper on the roof does not fit in, it's very European and the majority of churches in this country were built using modest materials. Fifer stated that St. Teresa's of Carmel along Route 56 is a natural copper which has natural color to it.
- Becker stated that the church at this intersection will become a landmark in the community; we should be sensitive to how OLMC brands itself and is perceived by the community and the neighbors. If there is the ability to shift alignment leaving the open space at the corner, sensitivity to the mass scale/bulk, stair stepping would be a positive direction.
- Politte asked for clarification on total sq. footage. Fifer stated the total would be 58,000 sq. ft. (18,000, 25,000, 6500 and 7000 sq. ft.).
- Spurr inquired about the parking and entrance improvements; Fifer stated that the City regulations determine distance to the signalized intersection. The 2 driveways are being widened to 30' with flares toward Carmel Mtn. Rd.; entrance cannot be off Carmel Mtn. Rd. Following the 1994 fires, the fire department suggested that the parking lot not have any foliage because it was an outstanding location for the fire department to stage helicopter landings/water drops. Diehl stated that they use Hilltop Park now.
- Bende stated that he appreciates the scaling/stepping of the building designs. On the other hand, this is an entry point for the community and the 65' steeple is closest to the residential; he suggested turning the sanctuary 90° or flipping the plans 180°. As designed, the community will see the back side of the building from the corner, not a great landmark. Bende asked if they considered LEED certification in their planning phase. Fifer stated while there is practical application for parts of the plan, not for all (remodeling of existing structure). Fifer added that 358 parking spaces are required; number of chapel seats are based on the parking (3 seats per vehicle). Bende added that private views are not protected although public views are. Architecturally, the design reminds him more of a synagogue than a Catholic church. Moving the courtyard Plaza to the corner answers neighbors concerns and community view from the street side is not an attractive landmark.
- Sandstrom recommended that the color scheme be changed to blend into the community. If the existing structure is 18-24' high and the sanctuary presently seats 850, has OLMC considered remodeling the existing building into the new sanctuary on the old footprint and building the meeting/class rooms near the corner? Driving height of 35' at Stoney Creek Rd., corner height is higher technically increasing the view height; should be lower toward the residents. Although, OLMC has rights to build where grass now exists, the 45' & 65' height variances so close to the residential is his concern.
- Shoecraft asked, other than New Hope Church, does Rancho Peñasquitos have any other structures exceeding the 35' height limit? It was noted that the new PPH Wellness Campus will be over 35' and Rhodes Crossing will have a multi-family project that is 4 stories (approx. 55-60' height on the SW side) adjacent to

residential. Shoecraft prefers the OLMC tall structures further away from the corner.

- Keating, representing OLMC, stated that traffic study docs and environmental including biological study, archeological, paleontology will be coming soon. He is working with church to review all concerns to see how they can be implemented or the plans modified. He noted that traffic impacts would be highest on Sundays & religious holidays only.

ii. Public Questions & Comment:

- Lois Spann stated she was concerned with parking and traffic flow. Presently parishioners are parking on the street, blocking residential driveways. Suggested widening the driveways (ingress/egress) from 20' to 30' each side. She noted that the far end of the parking lot has no trees, suggesting that it would be an outstanding location for helicopter landings. B. Diehl stated the City used Hilltop Park now.
- Dale Smith (experienced in community planning, surveying, engineering), whose home is located directly across the street, is concerned that the wall along the west side would shadow his home for 1 hour and 57 minutes in the morning. The 65' is from a new grade, plan calls for 5' of fill. He was told when he bought his home that the church was planning to build near the rear (North end) of the site. The project will need new infrastructure – sewer, electric, water. He ran a level on the site on Tuesday and there is 13.5' of elevation change from about 120' going north on Carmel Mtn. Rd. on the side lot up to the existing grass area and then they are building up an additional 5' of fill. He would prefer the lot be excavated to lower the grade and move the building back from the street which would lower the site line of the church. His driveway is regularly blocked on Sundays. The Church is a good neighbor, but he just wants a better plan, to blend within the neighborhood architecture.
- Jane Englebert stated that the new structure would be 92 linear feet from the front of her home, causing shadowing in the morning. Size of building is too big for the community and the architecture does not blend with the neighborhood. If they want the goodwill of the neighborhood, the plan should reflect the needs of the community. New Hope church sits down in a little valley below her home. New Hope also has 2 entrances, one on Carmel Mtn. Rd. and the other on Stoney Creek Rd.. Hasn't heard anything about repairs to the street if damaged during construction. Her driveway is blocked also. If they leave the church driveway in the same place, parishioners will continue to park on the street. Every week the fire hydrant is blocked. Becker added that the issues will get flushed out in the process.
- Neighbor, name not given, stated that the church can't handle the parking for all services, every week; they presently use the grass area for parking overflow. Even though views are not protected, the look of Rancho Peñasquitos bothers her when we are willing to protect natural habitat, the public view should be considered.
- Neighbor, unnamed, stated that the structures do not fit in the community and will change the feel of the neighborhood. Parking/traffic is a concern. If they reduce the present 5 services to 4; parishioners will park on the street. Recommends placing the parking closer to the street and sanctuary farther back.

- Neighbor, unnamed, is concerned with traffic & parking issues in her cul-de-sac on the backside of the church.
- Neighbor, unnamed, has experienced answering his doorbell to be cursed at by parishioners.
- Presently the church holds 2 Saturday services plus a Pilipino service and 5 services on Sundays. Everyone arrives at the same time and instead of waiting to get into the lot and park onsite parishioners park on the street. Can't have friends over on Saturday nights or Sunday mornings because there is no place to park.
- Sellers stated that this is the beginning of the vetting process.

Sellers created an Ad Hoc committee appointing Becker as Chair to review and flesh out a better plan, including the neighbors in collaboration with OLMC. Neighbors interested in participating on the Ad-Hoc committee should give us their email address/contact information on the sign in sheet or email the secretary.

Fifer thanked RPPB and the neighbors on behalf of the Parish adding that OLMC is here to listen and move forward.

8. REPORTS.

- a. Chair Report, Charles Sellers – no report, but thanked Halperin for putting him in touch with the Second Chance Dog Rescue he is now has 2 dogs.
- b. Vice-Chair Report, Jon Becker – There is a \$5,000 grant opportunity with the American Society of Landscape Architects; contact him if you would like more information.
- c. Secretary Report – Jeanine Politte reported that she was informed that the Doubletree will be investing millions of dollars in the hotel, remodeling the restaurant, the bar and rooms. More information is forthcoming. She will forward information as it is disseminated.

d. Standing Committee Reports:

- Land Use (Jon Becker) – no report
- Wireless (Lynn Murphy) – no new or pending projects, may need to cancel the scheduled 7/16/09 meeting.

e. Ad Hoc Committee Reports:

- Bylaws/Elections (Joost Bende) – no report
- Community Funds (Bill Diehl) – previously discussed FBA
- Fire Protection (Dennis Spurr) – reported that Disaster Awareness Month is in October, events are being planned.
- Leisure Life/Cresta Bella (Dan Barker) – Building permits have not been issued as of a week ago due to finance issues. Utility trucks were on site mapping lines today, so they may have received permits.

- Transportation - John Keating reported that City staff has asked RPPB to document formally our request for the 3 proposed crosswalks at Fairgrove Lane and Salmon River Rd. There was discussion about RPPB's ability to take a vote on this item. Politte stated that Heverly was asking for a sense of the Board on this matter. Keating stated that there is enough pedestrian activity at that intersection due to Linear Park, the library, the YMCA and shopping center to warrant striping the crosswalks. Sellers asked if it was the consensus of the Board that this is a good idea and that the City should move forward with striping the 3 crosswalks at the intersection of Fairgrove Lane and Salmon River Rd.?

Becker asked what the process would be to repeal the crosswalks once they go in?

Keating stated the same process would be used.

The Sense of the Board – 14 in favor – 0 against – 1 abstention (Shoecraft).

Diehl stated that the City is proposing to install angled parking between Fairgrove Lane at Linear Park and the driveway entrance to the Fire Dept. training facility. It will eliminate motor home and truck parking along that stretch of road. Keating will review the plan for feasibility.

Keating distributed copies of the State Route 56 Bike Path Interchanges and Community Connection Points Project Study Report which shows alternatives. Diehl stated that RPPB approved \$1.75 million of PQ FBA funds as our contribution to the project, the rest will come from BMR, TH, DMM, Carmel Valley FBA's. Sellers added that at the time of our approval, our commitment covered half the cost of the proposed interchange. Sellers/Keating asked the members to review for discussion at September's meeting; send all comments to Keating. Discussion of notations added to page 2 locations, alternatives, and projected costs in report.

f. Liaison and Organization Reports:

- Black Mountain Ranch Open Space (Bill Diehl) – no report
- MCAS Miramar Community Leaders Forum (Dennis Spurr) – reported that the San Diego Airport Authority has finalized the overlay plans for the 16 airports in the county. Sellers noted that the CD does not include the report for Miramar.
- Recreation Council (Jim LaGrone) – Diehl reported that Park & Rec has approved the purchase 2 programmable locks for Hilltop Park restrooms (\$1147), developing a list of upgrade projects for Linear Park, PQ Youth Soccer Assn. is rehabbing West Views Community Park, light covers for flagpole at Hilltop, Dog refuse bag dispensers have been purchased and will be installed at Linear and BMR park, new carpet was installed in meeting rooms at Canyonside Park, Polynesian Night is scheduled for July 21st at Hilltop Park (PQ Parks do not have any alcohol restriction, just no glass), new park use fees begin July 1st for youth activities (\$20 per team, \$25 per field per team for the whole season, and youth leagues will begin paying for lights – BMR lights are manual & Canyonside/Views West are automated and provide a printout of use).
- Town Council (Mike Shoecraft) – next meeting will be July 2nd at 7:00pm in Sandpiper Room at Doubletree. Andy Berg is new President & Evalyn Drobnicki is new Vice President.
Diehl inquired when the new sports banners would go up? Shoecraft will follow-up on timeline.
- Park Village LMAD (Jon Becker) – reported that the Eagle Scout project was completed last Friday. The Eagle Scout will be back to correct the color with stain.
- Peñasquitos East LMAD (Bill Diehl) – is looking to re-vegetate the area on Rancho Peñasquitos Blvd. northeast of Azuaga St.
- Torrey Highlands LMAD (Scot Sandstrom) – reported that the next meeting, July 15th, will be at Cliff's home. Pardee will proceed with construction on the models across from Westview High School beginning in October. D.R. Horton is working on completing the punch list.

The meeting was adjourned at 10:50pm.

Respectfully submitted,

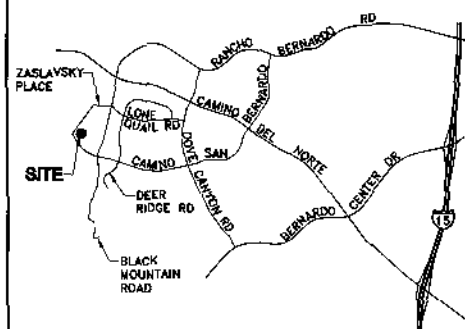
Jeanine Politte, RPPB Secretary

Approved 9/2/09 as presented, 11 in favor – 0 against – 3 abstentions (Spelta, Chowaiki, LaGrone)



**MAR PLAZA
CAMINO SAN BERNARDO
SAN DIEGO, CA 92127**

VICINITY MAP



THOMAS GUIDE PAGE: 1169-E4

DIRECTIONS:

(FROM VERIZON WIRELESS OFFICES IN IRVINE): HEAD SOUTH ON I-5 TO SR-78 EAST; HEAD EAST ON SR-78 TO I-15 SOUTH; HEAD SOUTH ON I-15 TO THE RANCHO BERNARDO ROAD EXIT; EXIT RANCHO BERNARDO ROAD AND HEAD WEST TO CAMINO SAN BERNARDO; TURN LEFT ON CAMINO SAN BERNARDO AND CONTINUE SOUTHWEST TO DEER RIDGE ROAD; TURN RIGHT ON DEER RIDGE ROAD AND HEAD NORTH TOWARD LONE QUAIL ROAD. THE ENTRANCE TO THE CONSTRUCTION TRAILERS WILL BE ON YOUR LEFT HAND (WEST) SIDE OF THE ROAD.

ADDRESS:

CAMINO SAN BERNARDO
SAN DIEGO, CA 92127

COORDINATES (NAD 83):

SECTOR "A", "B" & "C":
LATITUDE: 33° 00' 49.49" NORTH
LONGITUDE: 117° 07' 30.26" WEST

CONSULTANT TEAM

ARCHITECT:

WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4651
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8586 (FAX)

SURVEYOR:

BERT HAZE AND ASSOCIATES
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CA 92626
(714) 557-1567
(714) 557-1568 (FAX)

LEASING/PLANNING:

PLANCOM, INC.
BRENT HELMING
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 533-6065

PROJECT SUMMARY

APPLICANT:

VERIZON WIRELESS
15505 SAND CANYON AVENUE
IRVINE, CA 92718
CONTACT: BRENT HELMING
PHONE: (760) 533-6065

OWNER:

POWAY UNIFIED SCHOOL DISTRICT
13526 TWIN PEAKS ROAD
POWAY, CA 92084
SITE CONTACT: CARL ROSSI
(858) 679-2570

PROJECT DESCRIPTION:

- INSTALLATION OF (3) VERIZON WIRELESS TELECOMMUNICATION EQUIPMENT CABINETS & (1) BATTERY ENCLOSURE INSIDE A NEW POUR IN PLACE CONCRETE EQUIPMENT ENCLOSURE ON A CONCRETE PAD
- INSTALLATION OF (3) VERIZON WIRELESS ANTENNA SECTORS, OF 2 ANTENNAS EACH (TOTAL OF 6 ANTENNAS) MOUNTED ON AN EXISTING STADIUM LIGHT POLE
- INSTALLATION OF A NEW TELCO SERVICE CONNECTION
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE
- INSTALLATION OF (3) NEW GPS ANTENNAS
- INSTALL COAXIAL CABLE IN EXISTING CONDUIT TO EXISTING STADIUM LIGHT POLE
- NO LANDSCAPE OR IRRIGATION IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:

PARCEL 2 OF PARCEL MAP NO. 17995, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 11, 1998. SEE SHEET C-1 FOR COMPLETE LEGAL DESCRIPTION

PROJECT ADDRESS:

CAMINO SAN BERNARDO
SAN DIEGO, CA 92127

ASSESSORS PARCEL NUMBER:

578-230-08 & 12

EXISTING ZONING:

AR-1-1

EXISTING SITE AREA:

2,701.554 SQ. FT.
± 62.02 ACRES

PROPOSED ENCLOSURE AREA:

296 SQ. FT.

TYPE OF CONSTRUCTION:

VB

PROPOSED OCCUPANCY:

NONE (EXTERIOR EQUIPMENT CABINETS ONLY).

PERMITS REQUIRED

● NUP - PROCESS I

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SHEET SCHEDULE

| | |
|-----|--|
| T-1 | TITLE SHEET AND PROJECT DATA |
| A-0 | SITE PLAN |
| A-1 | ENLARGED SITE PLAN |
| A-2 | EQUIPMENT ENCLOSURE PLAN |
| A-3 | EXTERIOR ELEVATIONS |
| A-4 | EXTERIOR SHELTER ELEVATIONS |
| A-5 | LIGHT STANDARD ELEVATION & ANTENNA PLANS |
| L-1 | LANDSCAPE DEVELOPMENT PLAN |
| C-1 | SITE SURVEY |
| C-2 | SITE SURVEY |

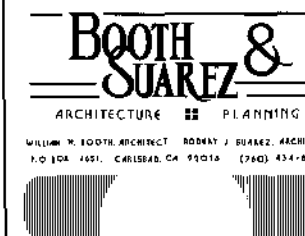
SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA FIRE CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

| | |
|--------|------|
| A&C | DATE |
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

MAR PLAZA

CAMINO SAN BERNARDO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

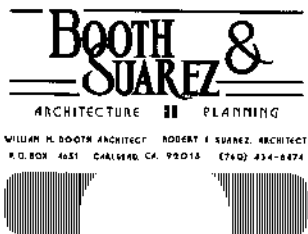
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|----------|-------------------------|
| 06/13/08 | PRELIM 2D REVIEW (rd) |
| 06/30/08 | REVISED 2D (rd) |
| 08/12/08 | TITLE INFORMATION (cl) |
| 04/27/09 | 100% 2D (cl) |
| 04/27/09 | 1A CERTIFICATION (cl) |
| 07/30/08 | PLANNING COMMENTS (rd) |
| 09/16/08 | PLANNING REVISIONS (cl) |
| 01/04/10 | PLANNING REVISIONS (cl) |

SHEET TITLE

**TITLE SHEET
&
PROJECT DATA**

PROJECTS\verizon\08045zd\08045zt1.DWG

T-1



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

| | |
|--------|------|
| A&C | DATE |
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

MAR PLAZA

CAMINO SAN BERNARDO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

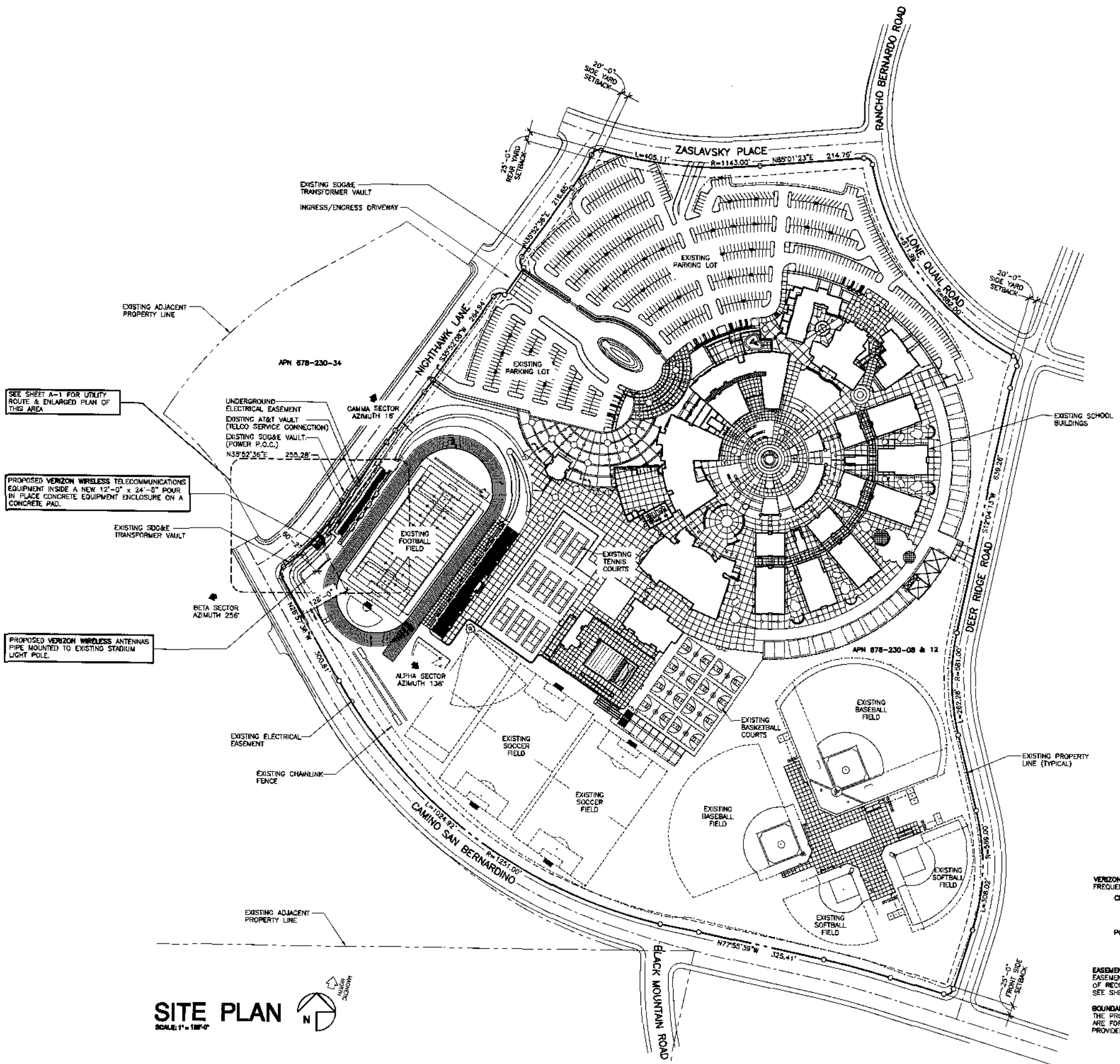
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|----------|-------------------------|
| 08/13/08 | PRELIM ZD REVIEW (rd) |
| 08/30/08 | REVISED ZD (rd) |
| 08/12/08 | TITLE INFORMATION (cl) |
| 04/27/09 | 100% ZD (cl) |
| 04/27/08 | 1A CERTIFICATION (cl) |
| 07/30/08 | PLANNING COMMENTS (rd) |
| 09/18/08 | PLANNING REVISIONS (cl) |
| 01/04/10 | PLANNING REVISIONS (cl) |

SHEET TITLE

SITE PLAN

PROJECTS\verizon\09045zd\06045a0.DWG

A-0



SITE PLAN

SCALE: 1" = 125'-0"

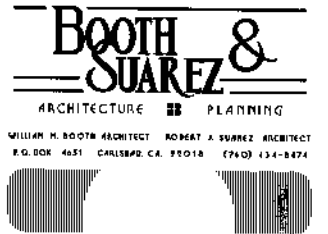
VERIZON WIRELESS TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:

CDMA EQUIPMENT:
TX FREQUENCY: 1965-1970 MHz
RX FREQUENCY: 1885-1890 MHz
TX POWER: 600W

PCS EQUIPMENT:
TX FREQUENCY: 880-894 MHz
RX FREQUENCY: 835-845 MHz
TX POWER: 6150W

EASEMENTS:
EASEMENTS SHOWN REFLECTS PRELIMINARY RECORDS RESEARCH OF RECORDED PARCEL MAPS AND PRELIMINARY TITLE REPORT. SEE SHEET C-1 FOR ADDITIONAL EASEMENT INFORMATION.

BOUNDARY NOTE:
THE PROPERTY BOUNDARY LINES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. A TITLE REPORT WAS NOT PROVIDED AND A BOUNDARY SURVEY WAS NOT PERFORMED.



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

| | |
|--------|------|
| A&C | DATE |
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

MAR PLAZA

CAMINO SAN BERNARDINO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

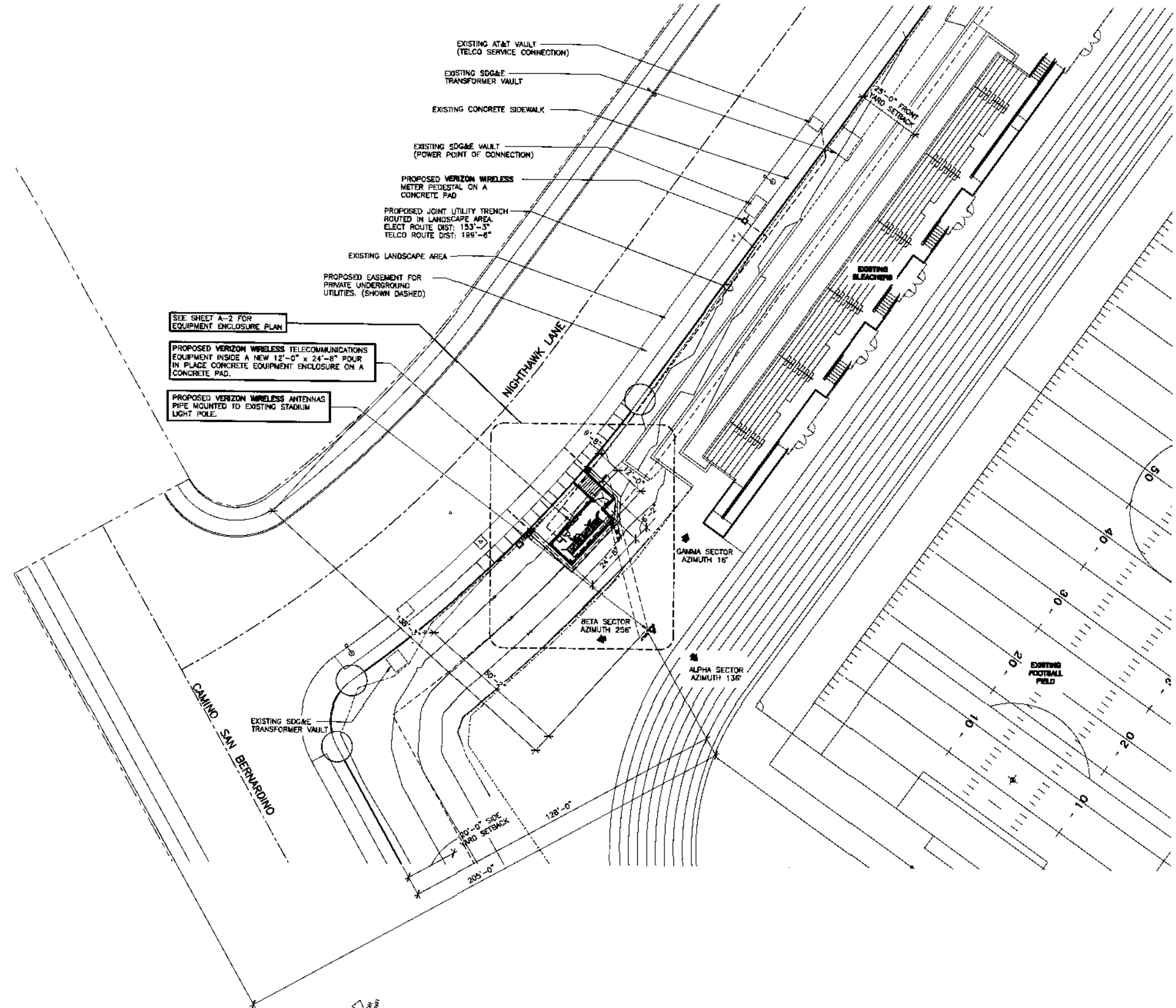
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| 08/13/08 | PRELIM ZD REVIEW (rel) |
| 06/30/08 | REVISED ZD (rd) |
| 08/12/08 | TITLE INFORMATION (ci) |
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| 07/30/08 | PLANNING COMMENTS (rd) |
| 08/14/08 | PLANNING REVISIONS (ci) |
| 01/04/10 | PLANNING REVISIONS (ci) |

SHEET TITLE

ENLARGED SITE PLAN

PROJECTS\verizon\08045zd\08045a1.dwg

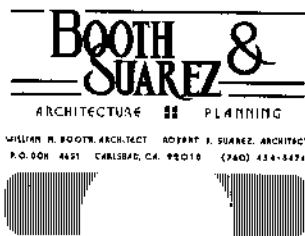
A-1



ENLARGED SITE PLAN

SCALE: 1" = 20'-0"





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verizon wireless
P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

| APPROVALS | |
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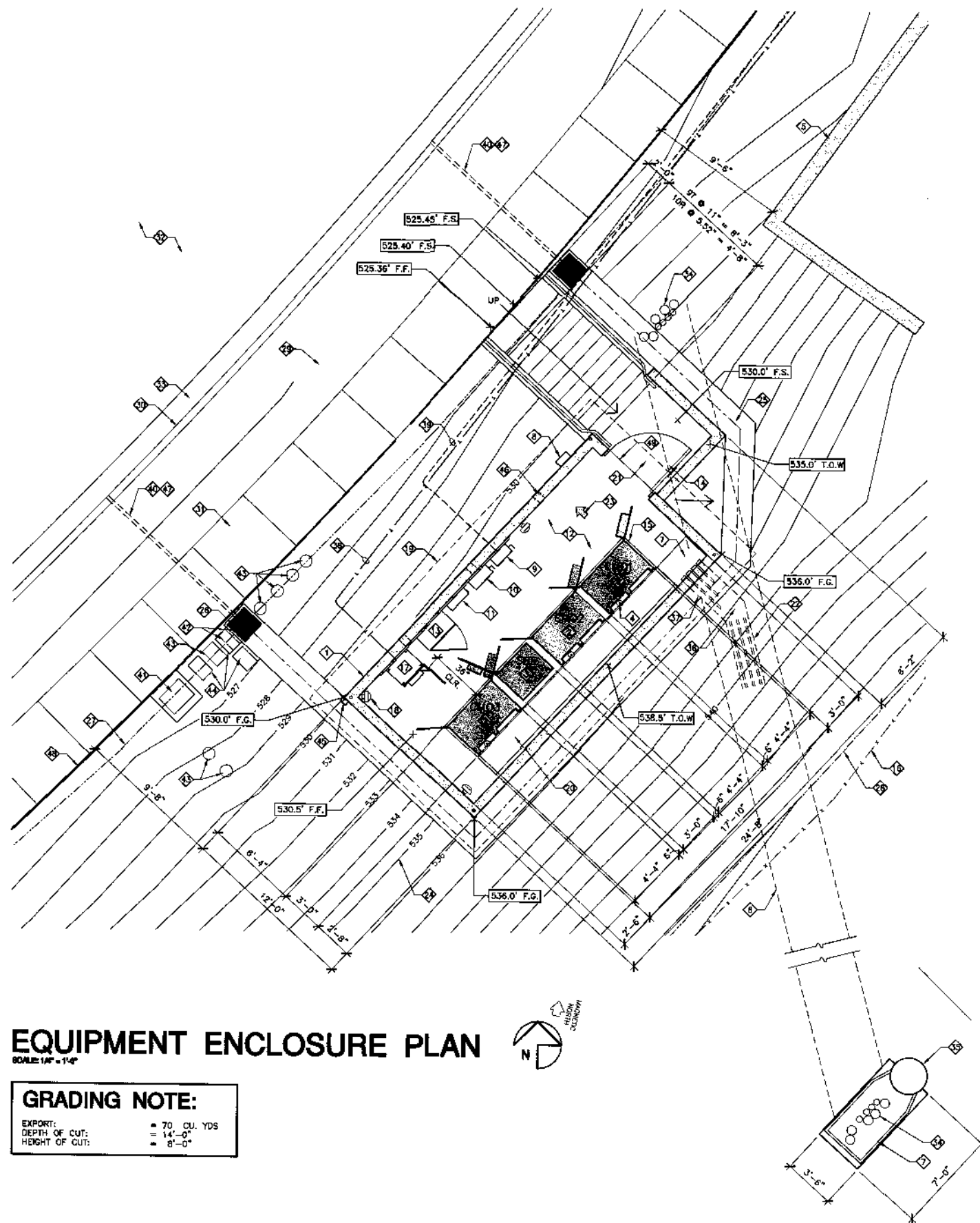
PROJECT NAME
MAR PLAZA
CAMINO SAN BERNARDO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

| DRAWING DATES | |
|---------------|------------------------|
| 06/13/08 | PRELIM 2D REVIEW (rd) |
| 08/30/08 | REVISED 2D (rd) |
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| 09/16/09 | PLANNING REVISIONS (d) |
| 01/04/10 | PLANNING REVISIONS (d) |

SHEET TITLE
EQUIPMENT ENCLOSURE PLAN

PROJECTS\verizon\08045zd\08045zA2.DWG

A-2



EQUIPMENT ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

GRADING NOTE:

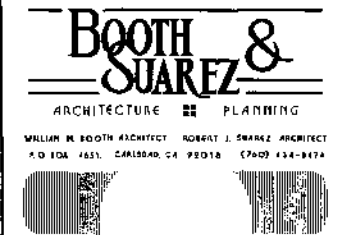
EXPORT: = 70 CU. YDS
DEPTH OF CUT: = 14'-0"
HEIGHT OF CUT: = 8'-0"

EQUIPMENT ENCLOSURE PLAN NOTES:

1. PROPOSED VERIZON WIRELESS POUR IN PLACE CONCRETE ENCLOSURE. WALL LEASE LINE IS SAME AS OUTER PERIMETER OF PROPOSED CONCRETE ENCLOSURE WALL.
2. PROPOSED VERIZON WIRELESS "CMO" COMPACT METRO CELL. OUTDOOR EQUIPMENT ENCLOSURE (TYPICAL OF 3). 52" WIDE x 55" HIGH x 30" DEEP. WEIGHT: 2082 LBS.
3. PROPOSED VERIZON WIRELESS SIMPLIFIED BATTERY ENCLOSURE (SBE). 36" WIDE x 57" HIGH x 30" DEEP. WEIGHT: 2375 LBS.
4. PROPOSED GPS ANTENNA MOUNTED TO EACH "CMO" EQUIPMENT CABINET (TYPICAL OF 3).
5. EXISTING POURED IN PLACE CONCRETE RETAINING WALL.
6. EXISTING UNDERGROUND COAXIAL CABLE TRENCH (SHOWN DASHED).
7. PROPOSED COAX CABLE SHROUD.
8. PROPOSED LUG BOX MOUNTED TO WALL.
9. PROPOSED FUSED DISCONNECT SWITCH UNISTRUT MOUNTED TO WALL.
10. PROPOSED MANUAL TRANSFER SWITCH UNISTRUT MOUNTED TO WALL.
11. PROPOSED 200 AMP ELECTRICAL PANEL UNISTRUT MOUNTED TO WALL.
12. PROPOSED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
13. PROPOSED TELCO CABINET "THE BEAST" UNISTRUT MOUNTED TO WALL.
14. PROPOSED STEEL GATE AND FRAME WITH VERIZON WIRELESS SIGNAGE.
15. PROPOSED RAISED CONCRETE PAD FOR VERIZON WIRELESS CABINETS.
16. EXISTING CHAINLINK FENCE.
17. PROPOSED PURCELL FIBER CABINET UNISTRUT MOUNTED TO WALL.
18. PROPOSED WALL MOUNTED LIGHT FIXTURE ON A MANUAL TIMER SWITCH (TYPICAL OF 3).
19. PROPOSED EDGE OF ROOF.
20. PROPOSED COAX CABLE TRAY. MAXIMUM HEIGHT 8" ABOVE CONCRETE EQUIPMENT PAD AND ROUTED ON BACK WALL OF ENCLOSURE.
21. PROPOSED CONCRETE LANDING.
22. VERIZON WIRELESS TO USE EXISTING (4) 4" CONDUITS.
23. CONCRETE SLOPED TO DRAIN. 1% MIN.
24. EXISTING CONTOUR LINES AT 1'-0" INTERVALS.
25. PROPOSED CONCRETE DRAINAGE SWALE.
26. PROPOSED DRAINAGE GRATE (TYPICAL OF 2).
27. EXISTING TOE OF SLOPE.
28. EXISTING TOP OF SLOPE.
29. EXISTING LANDSCAPING AREA.
30. EXISTING CONCRETE CURB.
31. EXISTING CONCRETE SIDEWALK.
32. EXISTING PAVED ROAD.
33. EXISTING CONCRETE GUTTER.
34. EXISTING (5) 6" & (4) 4" CONDUITS.
35. EXISTING STADIUM LIGHT POLE.
36. INTERCEPT EXISTING (4) 4" COAX CABLE CONDUIT AND REDIRECT TO VERIZON WIRELESS ENCLOSURE.
37. PROPOSED (4) 4" COAX CABLE CONDUIT.
38. PROPOSED TELCO UTILITY TRENCH.
39. PROPOSED ELECTRICAL UTILITY TRENCH.
40. PROPOSED 3" DRAIN TO DAYLIGHT AT FACE OF EXISTING CONCRETE CURB.
41. EXISTING IRRIGATION EQUIPMENT TO REMAIN.
42. EXISTING IRRIGATION VALVE BOX TO BE RELOCATED.
43. EXISTING IRRIGATION VALVE BOX TO REMAIN.
44. RELOCATED IRRIGATION VALVE BOX.
45. ROOF GUTTER & DRAIN.
46. PROVIDE 8" x 6" OPENING AT BASE OF WALL FOR DRAINAGE (TYPICAL OF 3).
47. STORM WATER WILL BE COLLECTED AND DISCHARGED ONTO NIGHTHAWK LANE WITH CURRENT CITY STANDARD SIDEWALK UNDERDRAIN D-27.
48. EXISTING PROPERTY LINE.
49. PROPOSED 6" STEP.

NOTE: THE OWNER OF THE PROPERTY FOR THE SUBJECT PROJECT SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR SIDEWALK UNDERDRAINS IN THE NIGHTHAWK LANE RIGHT-OF-WAY.

BENCH MARK:
CITY OF SAN DIEGO, CALIFORNIA, VERTICAL CONTROL STATION INDEX NO. 3052 17428
THE STATION IS A BRASS PLUG LOCATED AT NORTH INLET ON CAMINO DEL NORTE 1150 FEET SOUTHEAST OF THE CAMINO SAN BERNARD ELEVATION 635.074 FEET A.M.S.L.
REVISED AUGUST, 1989



PREPARED FOR



P.O. BOX 19707
IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

| | |
|--------|------|
| A&C | DATE |
| RE | DATE |
| RF | DATE |
| INT | DATE |
| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

MAR PLAZA

CAMINO SAN BERNARDO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

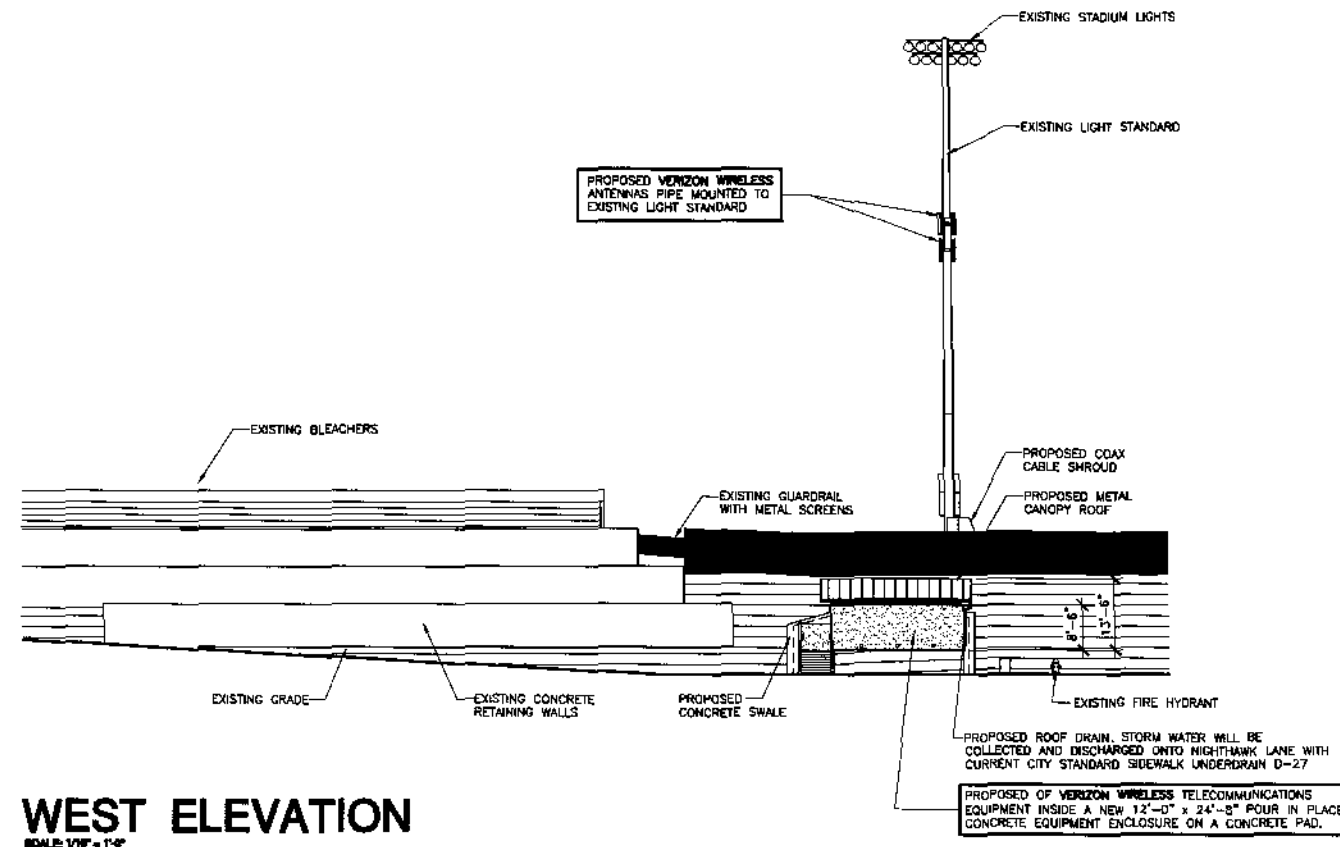
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| 08/13/08 | PRELIM 2D REVIEW (rel) |
| 08/30/08 | REVISED 2D (rd) |
| 08/12/08 | TITLE INFORMATION (cl) |
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| 01/04/10 | PLANNING REVISIONS (cl) |

SHEET TITLE

EXTERIOR ELEVATIONS

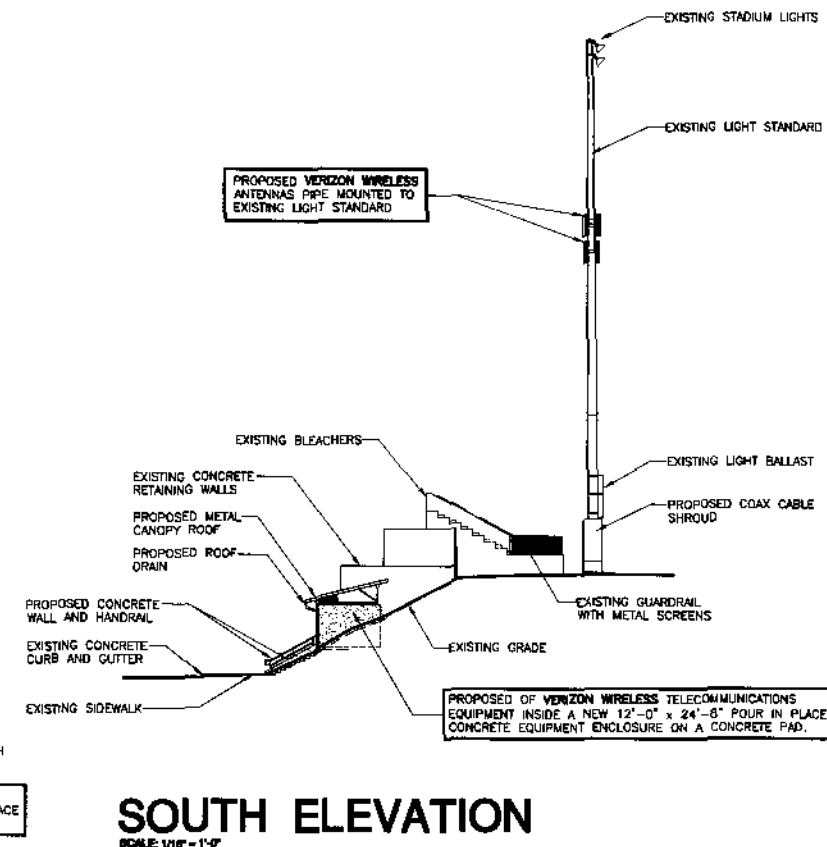
PROJECTS\verizon\08045zd\08045zA3.DWG

A-3



WEST ELEVATION

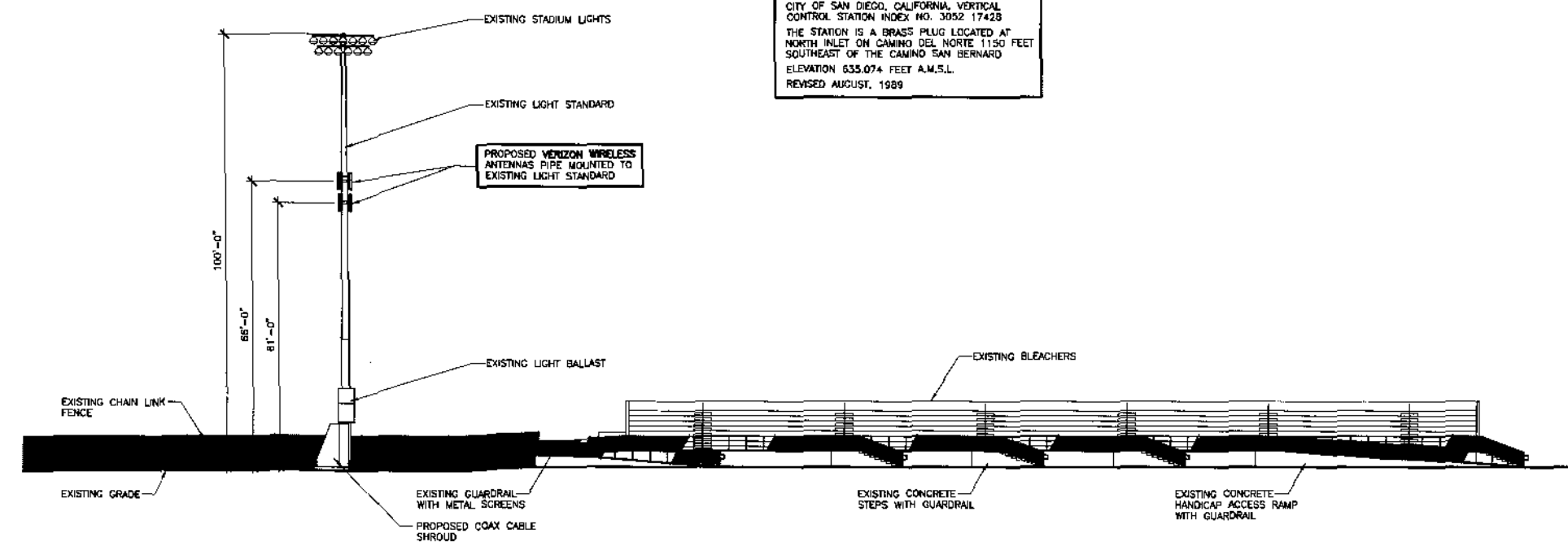
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

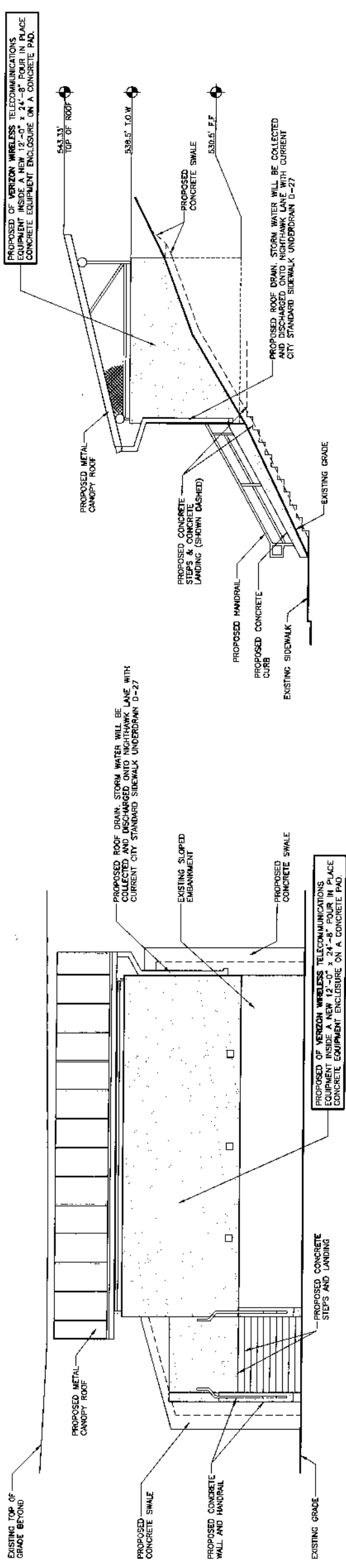
BENCH MARK:
CITY OF SAN DIEGO, CALIFORNIA, VERTICAL CONTROL STATION INDEX NO. 3052 17428
THE STATION IS A BRASS PLUG LOCATED AT NORTH INLET ON CAMINO DEL NORTE 1150 FEET SOUTHEAST OF THE CAMINO SAN BERNARD ELEVATION 635.074 FEET A.M.S.L.
REVISED AUGUST, 1989



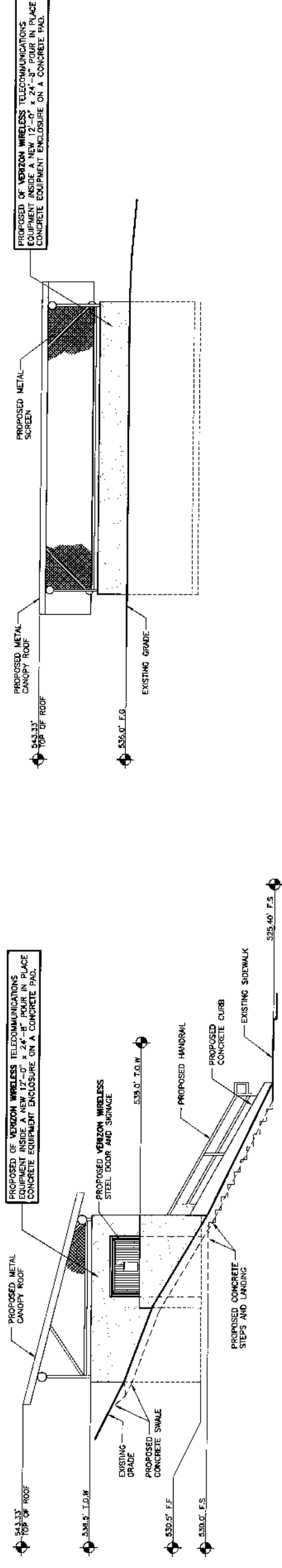
EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: THE OWNER OF THE PROPERTY FOR THE SUBJECT PROJECT SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR SIDEWALK UNDERDRAINS IN THE NIGHTHAWK LANE RIGHT-OF-WAY.



WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

Booth & Suarez
ARCHITECTURE PLANNING

WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4451 CARLSBAD, CA 92018 (760) 434-8474



PREPARED FOR



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IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

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|--------|------|
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PROJECT NAME

MAR PLAZA

CAMINO SAN BERNARDO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

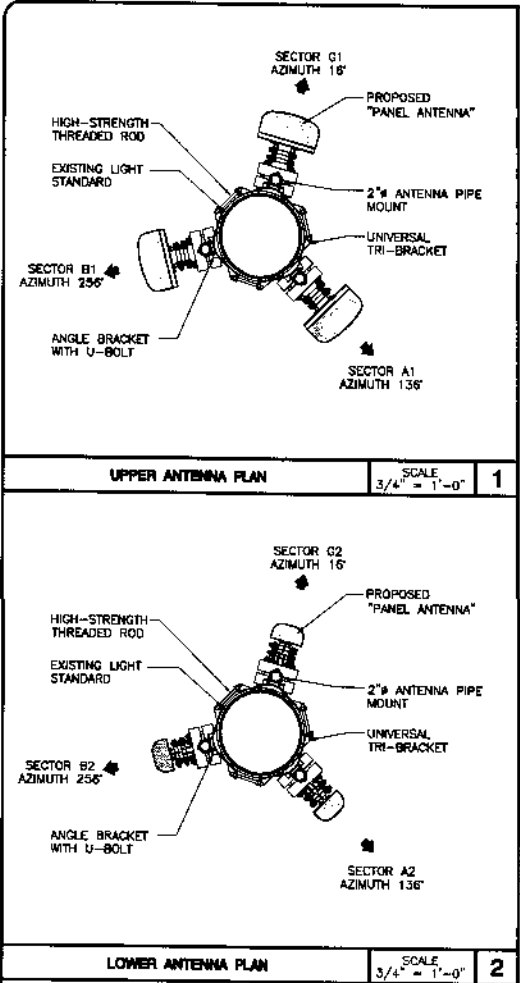
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| 05/30/08 | REVISED 2D (rd) |
| 06/12/08 | TITLE INFORMATION (ci) |
| 06/27/08 | 100% 2D (ci) |
| 07/30/08 | 1A CERTIFICATION (ci) |
| 08/15/08 | PLANNING COMMENTS (rd) |
| 09/04/10 | PLANNING REVISIONS (ci) |

SHEET TITLE

LIGHT STANDARD ELEVATION & ANTENNA PLANS

PROJECTS\verizon\080452d\080452a5.DWG

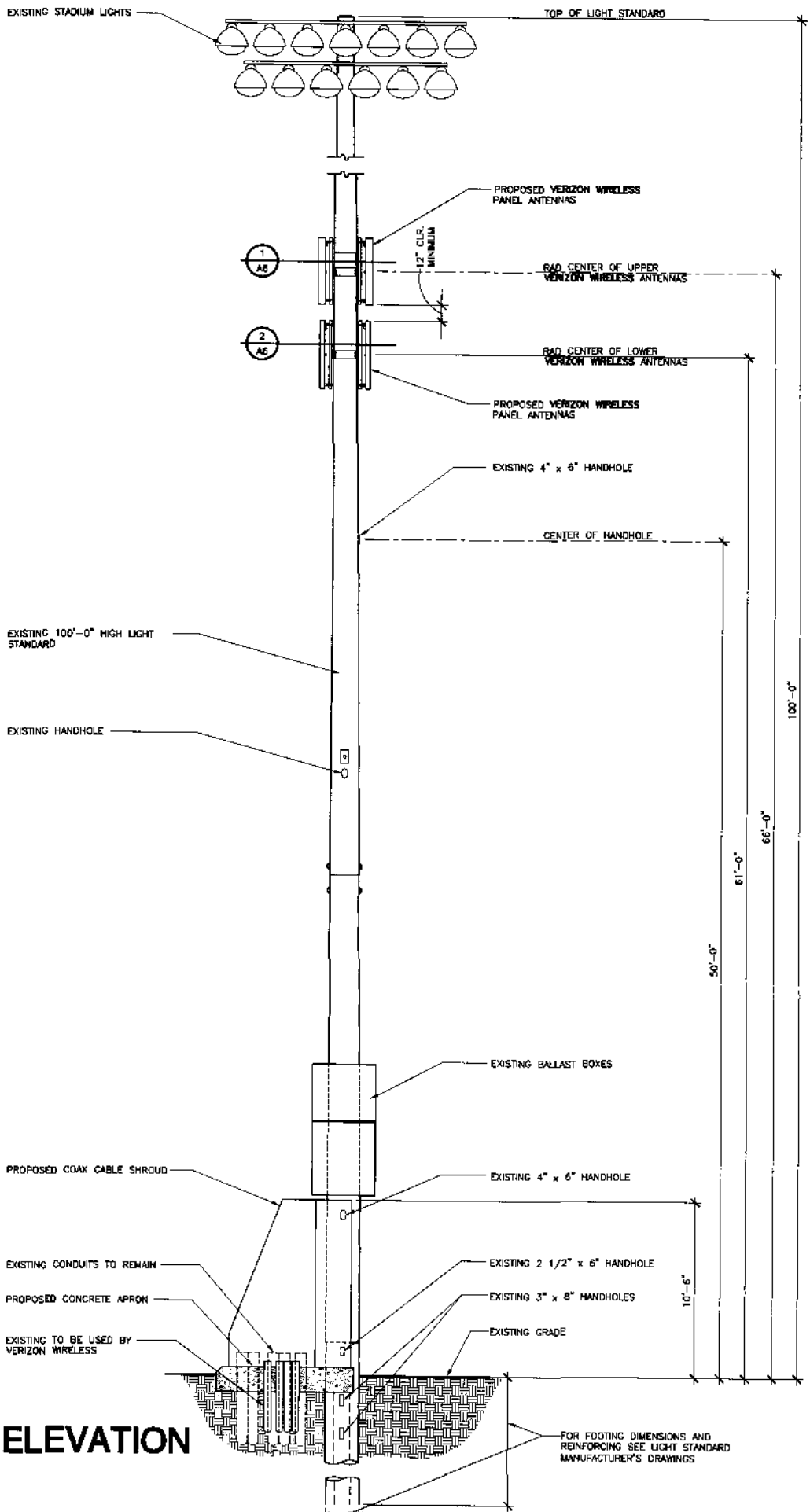
A-5



| ANTENNA AND COAXIAL CABLE SCHEDULE | | | | | | | | | |
|------------------------------------|-----------|---------|--------------------------------|----------|------------|---------------|-----------------------------|-------------------------------|--------------------------|
| SECTOR ANTENNA | DIRECTION | AZIMUTH | ANTENNA MODEL NUMBER | DOWNTILT | SKEW ANGLE | SERIAL NUMBER | NUMBER OF CABLES PER SECTOR | COAX. CABLE LENGTH (+ / - 5') | JUMPER LENGTH (+ / - 3') |
| ALPHA1 | SOUTHEAST | 136° | AMPHENOL ANTEN: BXA-80063/4CF | 0° | N/A | | 4 | 180'-0" | 8'-0" |
| ALPHA2 | | | AMPHENOL ANTEN: BXA-185063/BCF | 0° | N/A | | 4 | 180'-0" | 8'-0" |
| BETA1 | WEST | 256° | AMPHENOL ANTEN: BXA-80063/4CF | 0° | N/A | | 4 | 180'-0" | 6'-0" |
| BETA2 | | | AMPHENOL ANTEN: BXA-185063/BCF | 0° | N/A | | 4 | 180'-0" | 6'-0" |
| GAMMA1 | NORTH | 16° | AMPHENOL ANTEN: BXA-80063/4CF | 0° | N/A | | 4 | 180'-0" | 8'-0" |
| GAMMA2 | | | AMPHENOL ANTEN: BXA-185063/BCF | 0° | N/A | | 4 | 180'-0" | 8'-0" |

LIGHT STANDARD ELEVATION

SCALE: 1/4" = 1'-0"



Booth & Suarez
ARCHITECTURE • PLANNING

WILLIAM H. BOOTH ARCHITECT ROBERT J. SUAREZ ARCHITECT
P.O. BOX 4451, CARLSBAD, CA 92018 (760) 431-8874



PREPARED FOR



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IRVINE, CA 92623-9707
(949) 222-7000

APPROVALS

| | |
|--------|------|
| A&C | DATE |
| RE | DATE |
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| EE/IN | DATE |
| OPS | DATE |
| EE/OUT | DATE |

PROJECT NAME

MAR PLAZA

CAMINO SAN BERNARDO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

| | |
|----------|-------------------------|
| 06/30/08 | REVISED 2D (rd) |
| 08/12/08 | TITLE INFORMATION (ci) |
| 04/27/09 | 100% 2D (ci) |
| 04/27/09 | 1A CERTIFICATION (ci) |
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| 08/16/09 | PLANNING REVISIONS (ci) |
| 01/04/10 | PLANNING REVISIONS (ci) |

SHEET TITLE

**LANDSCAPE
DEVELOPMENT PLAN**

PROJECTS\verizon\080452d\080452L1.DWG

L-1

PLANTING LEGEND

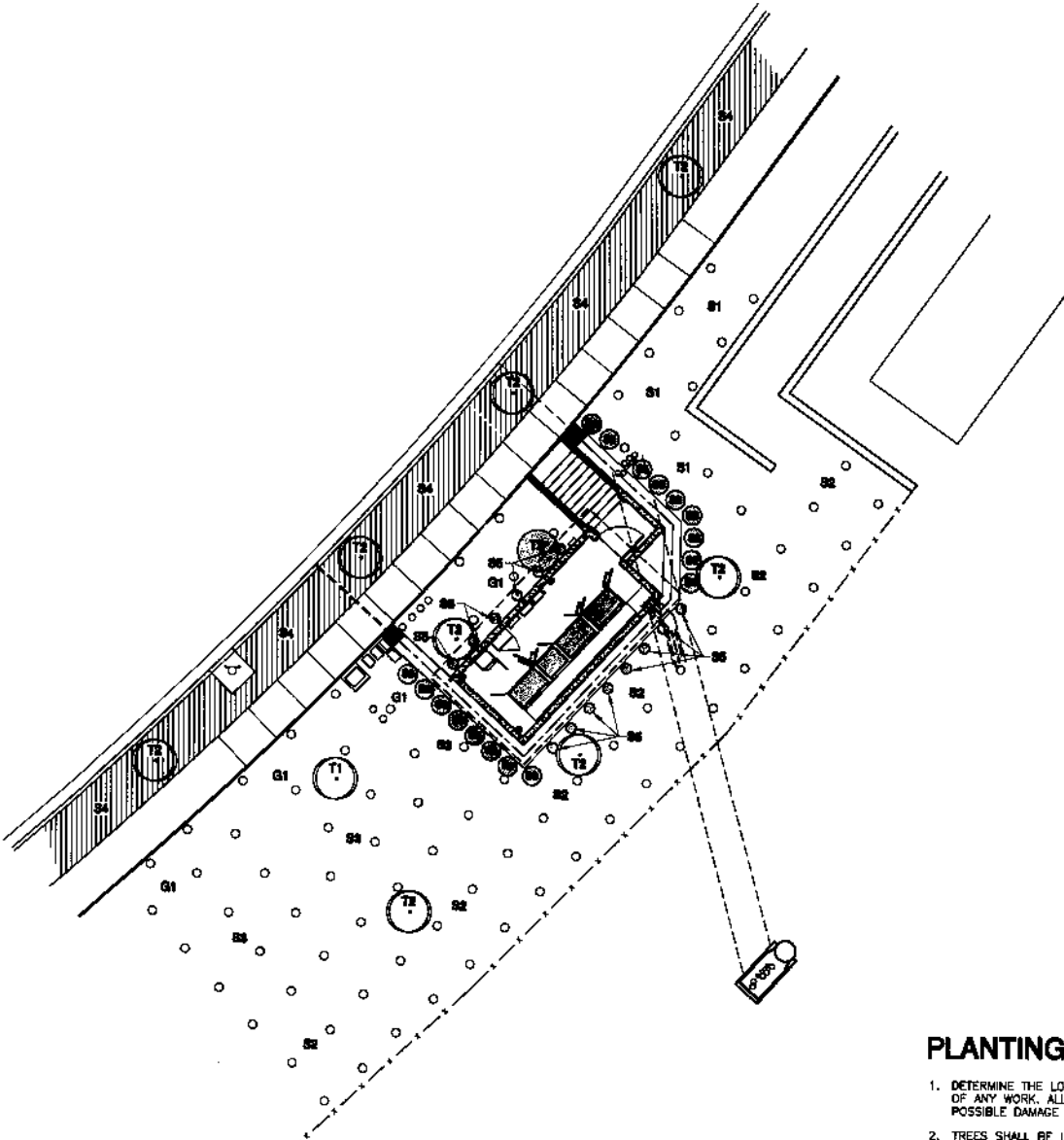
| SYMBOL | BOTANICAL NAME | COMMON NAME | FORM / FUNCTION | PLANTING SIZE | QUANTITY | MATURE HEIGHT & SPREAD | EXISTING HEIGHT & SPREAD |
|--------|-----------------------------------|---------------------------|--|---------------|----------|--------------------------|--------------------------|
| T1 | PINUS ELDARICA | AFGHAN PINE | - | EXISTING | EXISTING | - | 7'-0" HT 4'-0" W. |
| T2 | PISTACIA CHINENSIS | CHINESE PISTACHE | - | EXISTING | EXISTING | - | 8'-0" HT 5'-0" W. |
| T2 | PISTACIA CHINENSIS | CHINESE PISTACHE | - | 15 GAL | 1 | 60'-0" HT 35'-0" W. | 8'-0" HT 5'-0" W. |
| G1 | CEANOTHUS GRISEUS HORIZONTALIS | YANKEE POINT CEANOTHUS | - | EXISTING | EXISTING | EXISTING | EXISTING |
| G2 | PLUMBAGO AURICULATA | ROYAL CAPE PLUMBAGO | - | EXISTING | EXISTING | EXISTING | EXISTING |
| G3 | LANTANA CARNIVAL | CARNIVAL LANTANA | - | EXISTING | EXISTING | EXISTING | EXISTING |
| G4 | BACCHARIS PILULARIS "TWINK PEAKS" | COYOTE BUSH PROSTRATE | - | EXISTING | EXISTING | EXISTING | EXISTING |
| G5 | BOUGAINVILLEA SPECTABILIS | BOUGAINVILLEA | DENSE EVERGREEN FLOWING SHRUB (SCREENING, COLOR) | 5 GAL | 14 | 12'-15' HT 15'-20' W. | 12'-15' HT 15'-20' W. |
| G6 | CEANOTHUS CONCHA | CALIFORNIA MOUNTAIN LILAC | SHRUBS | 5 GAL | 17 | 9'-0" HT 9'-0" W. | 9'-0" HT 9'-0" W. |
| G1 | HELICHRYSUM PETLOLARE | HELICHRYSUM | - | EXISTING | EXISTING | EXISTING | EXISTING |

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. VERIZON WIRELESS IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: 15505 SAND CANYON AVENUE, IRVINE, CA 92718 (949) 285-8735
A LANDSCAPE MAINTENANCE AGREEMENT MAY BE REQUIRED FOR THE AREAS WITHIN THE RIGHT-OF-WAY AND ANY LARGE REVEGETATED AREAS VISIBLE TO THE PUBLIC UNTIL SUCH TIME AS AN APPROVED ENTITY CAN ASSUME MAINTENANCE RESPONSIBILITIES.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY VERIZON WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.



**LANDSCAPE
DEVELOPMENT PLAN**
SCALE: 1" = 10'-0"

COORDINATES:

LATITUDE 33°00'49.49" N
LONGITUDE 117°07'30.28" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASITECH" G.P.S. RECEIVERS AND ASITECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

BASIS OF BEARINGS:

THE CENTERLINE OF RANCHO BERNARDO ROAD BEING NORTH 12°04'25" EAST PER PARCEL MAP NO. 19273, RECORDS OF SAN DIEGO COUNTY.

DATE OF SURVEYS:

MAY 29, 2008
JULY 27, 2009

ASSESSOR'S IDENTIFICATION:

SAN DIEGO COUNTY A.P.N. 678-230-08 AND 12

AREA:

59.57 ACRES PER SAN DIEGO COUNTY ASSESSOR

TITLE REPORT IDENTIFICATION:

LAND AMERICA COMMONWEALTH LAND TITLE COMPANY
PRELIMINARY TITLE REPORT NO. 04617180-54, DATED: JUNE 23, 2008.

PARCEL MAP NO. 19273

LEGAL DESCRIPTION:

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 17995, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 11, 1998.

TOGETHER WITH THAT PORTION OF BLACK MOUNTAIN ROAD VACATED AND ABANDONED BY THAT CERTAIN RESOLUTION NO. R-303493 RECORDED APRIL 25, 2008 AS INSTRUMENT NO. 2008-0221425 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

PARCEL B:

THAT PORTION OF RANCHO SAN BERNARDO, ACCORDING TO MAP THEREOF, RECORDED IN BOOK 2, PAGE 452 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, ALL AS SHOWN ON RECORD OF SURVEY MAP NO. 15488 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 24, 1987, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID RANCHO SAN BERNARDO AS SHOWN ON SAID RECORD OF SURVEY MAP NO. 15488, ALSO BEING A COMMON CORNER ON THE NORTHERLY LINE OF PARCEL 7 PER PARCEL MAP NO. 17995; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL MAP, NORTH 12°05'17" EAST, 1353.56 FEET; THENCE NORTH 12°04'21" EAST, 1349.37 FEET; THENCE NORTH 12°07'32" EAST, 1419.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST BOUNDARY, NORTH 12°07'32" EAST, 2005.72 FEET; THENCE A RADIAL TO SAID POINT BEARS NORTH 08°10'32" EAST, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE LEAVING SAID WEST LINE, SOUTHEASTERLY 24.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°40'13" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 692.00 FEET, TO WHICH BEGINNING OF SAID REVERSE CURVE A RADIAL BEARS NORTH 78°50'45" EAST; THENCE SOUTHEASTERLY 611.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°24'52" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 20.00 FEET, TO WHICH BEGINNING OF SAID REVERSE CURVE A RADIAL LINE BEARS SOUTH 27°25'53" WEST; THENCE SOUTHERLY 29.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°12'00"; THENCE SOUTH 20°37'53" WEST, 9.08 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 331.00 FEET; THENCE SOUTHERLY 49.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°33'40"; THENCE SOUTH 12°04'13" WEST, 639.26 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 581.00 FEET; THENCE SOUTHERLY 262.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'55"; THENCE SOUTH 13°47'42" EAST, 197.52 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 568.00 FEET; THENCE SOUTHERLY 308.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'57"; THENCE SOUTH 17°13'15" WEST, 157.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 72°46'48" WEST, 140.48 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1951.00 FEET; THENCE WESTERLY 175.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°08'54"; THENCE NORTH 77°55'38" WEST, 325.41 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF BLACK MOUNTAIN ROAD VACATED AND ABANDONED BY THAT CERTAIN RESOLUTION NO. 07-250 RECORDED DECEMBER 14, 2007 AS INSTRUMENT NO. 2007-0772743 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

EASEMENT NOTES:

EASEMENT(S) SHOWN HEREON ARE PER LAND AMERICA COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT NO. 04617180-54, DATED: JUNE 23, 2008.

2. AN EASEMENT FOR ROAD PURPOSES, RECORDED NOVEMBER 12, 1909 AS INSTRUMENT NO. 6848, IN BOOK 473, PAGE 249 OF DEEDS. (THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.)

9. AN EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR UNDERGROUND ELECTRIC FACILITIES, RECORDED DECEMBER 29, 2000 AS INSTRUMENT NO. 2000-0718023, OF OFFICIAL RECORDS. (AFFECTS PARCEL B)

12. AN EASEMENT FOR PIPELINES, RECORDED DECEMBER 1, 2006 AS INSTRUMENT NO. 2006-0855018 OF OFFICIAL RECORDS. (AFFECTS PARCEL B)

13. AN EASEMENT FOR ELECTRICAL FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, RECORDED APRIL 24, 2007 AS INSTRUMENT NO. 2007-0277154 OF OFFICIAL RECORDS. (CONTAINED WITHIN THE PUBLIC RIGHT OF WAY)

14. AN EASEMENT FOR PUBLIC STREET, RECORDED APRIL 24, 2007 AS INSTRUMENT NO. 2007-0277154 OF OFFICIAL RECORDS. (CONTAINED WITHIN THE PUBLIC RIGHT OF WAY)

(15) AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITIES, RECORDED OCTOBER 4, 2007 AS INSTRUMENT NO. 2007-0644765 OF OFFICIAL RECORDS.

(16) AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITIES, RECORDED JUNE 8, 2008 AS INSTRUMENT NO. 2008-0305221 OF OFFICIAL RECORDS.

○ DENOTES ITEM PLOTTED HEREON.



LEGEND:

- ATVT AT&T VAULT
- BLCH BLEACHER
- BW BACK OF WALK
- CB CATCH BASIN
- CLF CHAIN LINK FENCE
- CPD CONCRETE PAD
- EOC EDGE OF CONCRETE
- FD FOUND
- FH FIRE HYDRANT
- NG NATURAL GROUND
- OSFW OUTSIDE FACE OF WALL
- PVCG PVS PIPE GROUP
- SLVLT STREET LIGHT
- SVLT SOGGY VAULT
- TC TOP OF CURB
- TOE TOP OF SLOPE
- TOP TOP OF SLOPE
- TP TOP
- UVLT UTILITY VAULT
- WC WATER CAN
- WMN WELL MONUMENT
- Block Wall
- Chain Link Fence
- Centerline
- Found Monument
- Fire Hydrant
- Street Light

SEE SHEET C-2 FOR DETAILS

POR. PARCEL 3

PARCEL 2
A.P.N. 678-230-34

A.P.N. 678-230-33

PARCEL MAP NO. 20146
PARCEL 1

POR. PARCEL 3

PARCEL MAP NO. 17995

POR. PARCEL 2

A.P.N. 678-230-08

PARCEL A

| CURVE | LENGTH | RADIUS |
|-------|--------|----------|
| C1 | 37.38 | 20.00' |
| C2 | 28.25 | 20.00' |
| C3 | 31.72 | 20.00' |
| C4 | 31.11 | 20.00' |
| C5 | 37.12 | 3000.00' |
| C6 | 37.12 | 3000.00' |
| C7 | 29.09 | 20.00' |
| C8 | 30.09 | 1251.00' |

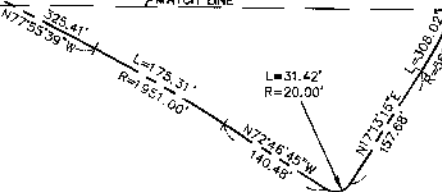
BENCH MARK:

CITY OF SAN DIEGO, CALIFORNIA, VERTICAL CONTROL, STATION INDEX NO. 3052 17428.

THE STATION IS A BRASS PLUG LOCATED AT NORTH INLET ON CAMINO DEL NORTE 1150 FEET SOUTHEAST OF CAMINO SAN BERNARD.

ELEVATION: 635.074 FEET A.M.S.L.

MATCH LINE



MATCH LINE

SEE SHEET C-2 FOR SITE DETAILS

Booth & Suarez
ARCHITECTURE ■ PLANNING
WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
100 E. 10TH, 10TH FLOOR, CARLSBAD, CA 92008 (760) 433-8474



PREPARED FOR



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JN. 710.030

PROJECT NAME

MAR PLAZA

CAMINO SAN BERNARDINO
SAN DIEGO, CA 92127
SAN DIEGO COUNTY

DRAWING DATES

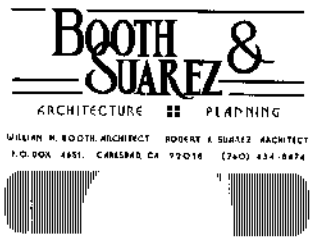
05/04/08 ISSUED FOR REVIEW (DVP)
06/09/08 REVISED TOPO DETAILS (DR)
08/05/08 ADDED TITLE INFO. (BH)
07/29/09 REV. DATUM TO S.D. BM (YT)

SHEET TITLE

TOPOGRAPHIC SURVEY

path

C-1



PREPARED FOR



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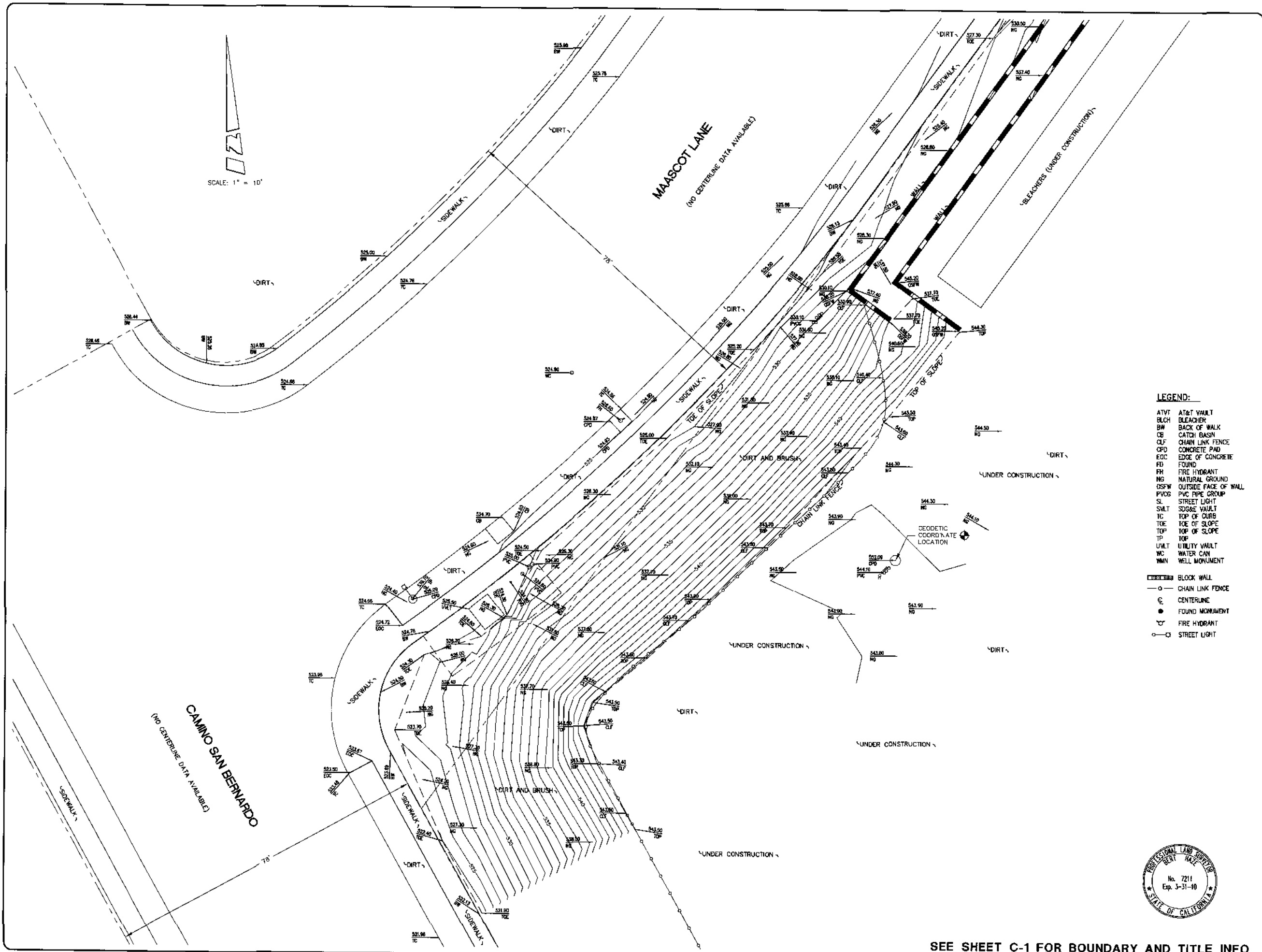
| | |
|----------|----------------------------|
| 05/04/08 | ISSUED FOR REVIEW (OVP) |
| 05/09/08 | REVISED TOPO DETAILS (DR) |
| 05/05/08 | ADDED TITLE INFO. (BH) |
| 07/29/09 | REV. DATUM TO S.D. BM (YT) |

SHEET TITLE

TOPOGRAPHIC SURVEY

path

C-2



SEE SHEET C-1 FOR BOUNDARY AND TITLE INFO